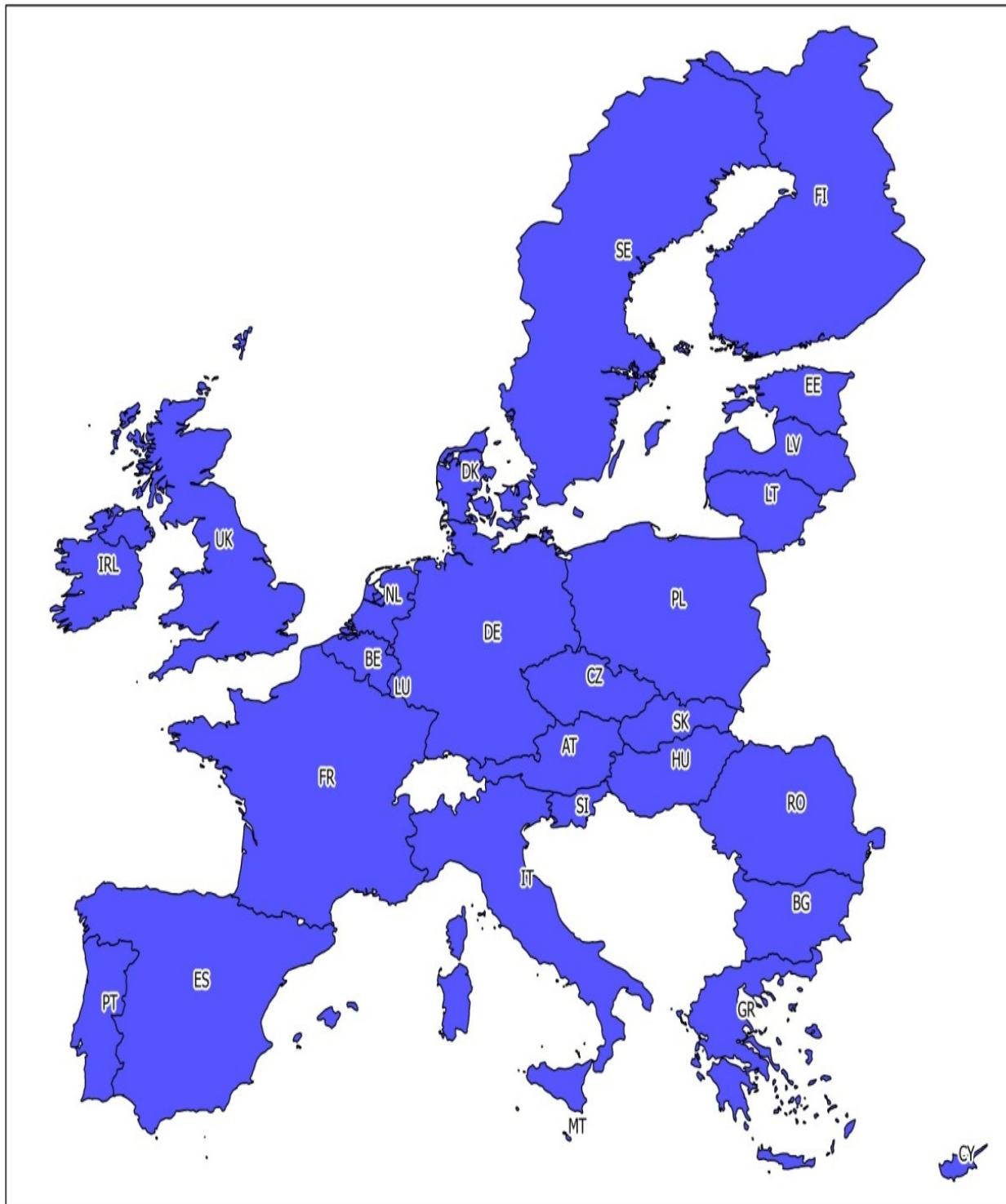


# Housing Statistics in the European Union 2010





# **Housing Statistics in the European Union**

The Hague: Ministry of the Interior and Kingdom Relations

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# Housing Statistics in the European Union 2010

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## Introduction

This is the 12th edition of Housing Statistics. While in 1991 the first version of Housing Statistics contained information on the 12 countries of the European Community, nowadays it contains information on the 27 member states of the European Union (EU). As housing is no formal EU policy field and much housing data are not collected by Eurostat, the statistical office of the EU, the aim of this booklet is to provide easy access to relevant statistics on the housing markets in the EU-countries. These statistics will otherwise not be so simple to collect. Some of them can indeed be found in the databases of Eurostat as it offers a rich source for housing related themes like demographic and economic indicators. More detailed data on housing can be found at national statistical institutes and housing ministries who, via the internet, often provide housing data in English. A growing number of statistics on the housing and living conditions of EU households can be found on the Eurostat website, collected with the annual Eurostat survey Social Inclusion and Living Conditions (SILC). Still, the search on all these websites and documents may take some time, hence the aim of the Housing Statistics.

This Housing Statistics edition is the first one since the 2005/2006-version. One reason for not publishing the data too frequently is that housing stock and demographic characteristics generally change slowly over time. The Global Financial Crisis has however had an impact on housing market data like price developments, new construction and transactions of existing dwellings. Another reason to update the housing statistics is that an overview of EU Housing data is not complete without the new member states Bulgaria and Romania.

The 2010-edition contains an update of the information of the 2006-edition. As some data of the 2006-edition were no longer readily available, a couple of tables cannot return in this version. In exchange for these deletions, we (re)introduced some information with which the effect of the Global Financial Crisis on the housing markets can be monitored, such as data on house price development and building permits. The 2010-edition also contains data on homelessness which FEANTSA, the umbrella organization of the homelessness people has kindly allowed us to include. We thank FEANTSA for this.

We also thank the focal points at the national ministries responsible for housing for delivering most of the other data in Housing Statistics in the European Union 2010. The first requests were sent to the focal points in March 2010. The deadline was extended to the end of July 2010, the point in time when the production of the booklet was taken in hand.

## Outcomes

As in the previous editions, this edition of Housing Statistics in the European Union contains too much information to describe everything in detail. In this synthesis of outcomes we focus on some important themes that affect housing markets in the European Union: demography, changes in housing stock and the Global Financial Crisis.

### *Population*

People need a roof above their heads and ideally this would be a house with some minimum qualities. This objective can be traced every national policy statement on housing by individual EU-27 governments (see Table 5.1), but the specific ambitions may vary per member state. The relation between demography and housing need has always been evident with housing policy makers. Housing need also depends on population size and household composition. Housing Statistics in the European Union 2010 provides some insights in past and future demographic development.

Demographic developments have varied strongly within the EU in the past decades. In the last decades population declined in a couple of Eastern European member states. Fertility is low in these countries while also emigration plays a role. In the Western European countries population has grown at different rates. Some of the largest nations like Germany, Italy and France experienced a much lower rate of population growth after 2000 than before 2000 (Table 1.1). Other Western European countries are also expected to experience smaller growth rates in the future. Population projections indicate ageing of the entire EU population, albeit at different rates per country (Table 1.5 and 1.6). Population decline may eventually lead to an oversupply of housing in certain nations or regions.

Apart from population decline, the data indicate that households across the EU have become smaller: this is a result of more older (and thus smaller) households but also fewer children and more young single person households. While population decline might reduce housing demand (only when the number of households declines as well), the larger number of smaller households, both young and old, will counter the decline, up to some point at least.

### *Changes in housing stock*

Housing stock only changes slowly in numbers and quality. Although certain countries build many tens of thousands of dwellings annually, new construction only accounts for a few percents of the existing housing stock. Hence, the quality profile of the dwelling stock changes gradually and only if new construction (and refurbishment) differs substantially from the existing stock. However, the data show new houses in general have more space in terms of square metres (and rooms) than the existing dwelling stock, so from this perspective the quality of dwellings gradually is increasing (Table 2.1).

Another change in the dwelling stock in the past decades is the change in tenure form generally from renting to owning. Home ownership is now a common tenure in the EU (Table 3.5). Tenure can be changed in a relatively short timeframe because it does not need physical adaption of the dwellings. The best examples are some of the former Communist states, where vast numbers of rental dwellings were practically given away to sitting tenants. Another example of relatively rapid change can be found in Western Europe where the British Right to Buy allowed a large number of public tenants to become home owners since the 1980s.



A number of European countries now have quite a longstanding 'tradition' of home ownership. These are the Southern European countries while in Northern Europe, Belgium and Ireland fall into this category. In other countries home ownership has experienced a substantial growth compared with the late 1970s/early 1980s. Countries with the fastest growth rates are the Netherlands and the UK.

Although home ownership has increased, the (fragmented) data for Western European countries that invested heavily in social housing after WWII reveal that social/public housing still plays a role (Table 3.6). In many of these countries the market share of the social housing sector has not declined very much after 1990 (Austria, Denmark, France, Finland, and Sweden). Currently the Netherlands has the largest social housing sector by market share. However, we must take into account that the definition of social housing many times covers very different target groups. In the Netherlands and Sweden for instance official policy indicates that social/public housing is accessible to quite a broad layer of society.

### *Housing markets and the crisis*

As the majority of households in the EU own a home, the growth of home ownership also resulted in an expansion of mortgage debt.

Although this Introduction is not the stage for describing the process in detail that led to the current Global Financial Crisis, we might state that it is essentially a result of the marriage between mortgage markets and housing markets. Home ownership is in much demand during economic prosperity, and house price increases go hand in hand with economic growth. Steep increases in house prices may even attract many speculative buyers. Evidence indeed reveals that many countries experienced substantial GDP per capita growth (Table 1.16), while prices in the owner occupied sector boomed in the mid 2000s<sup>1</sup>. In many countries the residential construction industry also fared well with the higher demand for dwellings, most notably in Ireland, Spain and Cyprus (see Tables 1.20 and 3.15). Also transactions, the sales of existing owner occupied dwellings, reached high levels in the years leading up to the crisis (Table 3.19).

As the crisis definitively unfolded with the fall of the Lehman Brothers investment bank in the second half of 2008, house price increases came to a halt, while new residential construction and transactions of existing dwellings were severely affected in many countries. However, individual national housing markets reacted differently to the crisis. In some nations house prices, residential construction and transactions dropped, while in other countries the data suggest a limited impact. It is still too early to establish whether the latter housing markets will be impacted with some delay or whether for some reason they will never be affected substantially. It is thus impossible to put all countries in one box.

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<sup>1</sup> In the previous version of Housing Statistics, the table with house price development was abandoned, obviously due to limited data availability. In the next version of Housing Statistics it may be worthwhile to include house price development data again. The annual publication "Hypostat" by the European Mortgage Federation and publications like Philip Arestis, Peter Mooslechner and Karin Wagner (2010) "Housing Market Challenges in Europe and the United States", published by Palgrave MacMillan, reveal that many countries have series of data, although often limited to parts of the housing stock or specific regions /cities.



## Structure of the Report

The content of this report is structured in the following way.

Chapter 1 **General data** presents a range of general data on the demographic and socio-economic context of housing.

Chapter 2 **Quality of the housing stock** deals with the quality of the housing stock, concentrating on the average useful floor area, amenities and age of the housing stock.

Chapter 3 **Availability of housing** is devoted to the availability of housing, including the distribution of different types of housing by tenure.

Chapter 4 **Affordability of housing** looks at the affordability of housing and illustrates the weight of housing in household budgets, the different indexes which offer an overview of the changes in the cost of housing, and trends in mortgage lending.

Chapter 5 **The role of government** focuses on the role of government and of state intervention in the housing market, paying particular attention to public expenditure on housing and to the existence and characteristics of social housing.

Because the content of the concepts used in the various tables may vary between countries, **Appendix 1** offers an overview of how Member States as well as international organizations define these concepts.

**Appendix 2** presents a list of the national ministries responsible for housing and of national statistical institutes, without whom this report would not have been possible.



# List of Abbreviations

## Countries

AT	Austria
BE	Belgium
BG	Bulgaria
CY	Cyprus
CZ	Czech Republic
DE	Germany (FRG = Federal Republic of Germany = former West Germany, GDR = German Democratic Republic = former East Germany)
DK	Denmark
EE	Estonia
ES	Spain
FI	Finland
FR	France
GR	Greece
HU	Hungary
IE	Ireland
IT	Italy
LT	Lithuania
LU	Luxembourg
LV	Latvia
MT	Malta
NL	Netherlands
PL	Poland
PT	Portugal
RO	Romania
SE	Sweden
SI	Slovenia
SK	Slovak Republic
UK	United Kingdom (GB = Great Britain = UK excl. the Channel Islands and the Isle of Man)
EU-15	15 European countries which have joined Europe before 2004 (AT, BE, DK, FI, FR, DE, GR, IE, IT, LU, NL, PT, ES, SE, UK)
EU-10	European countries which have joined Europe after 2004 (CY, CZ, EE, HU, LV, LT, MT, PL, SK, SL)
EU-25	15 European countries plus 10 which have joined Europe after 2004
EU-27	EU-25 plus two countries which have joined Europe from 1 January 2007 (BG and RO)

## Symbols

na	not available
blank space	From the Housing Statistics 2010 version the editors have used blank spaces if the countries did not provide data and did not explicitly state that these data were unavailable.
nap	not applicable
p	provisional value
b	break in series



## Chapter 1 General Data





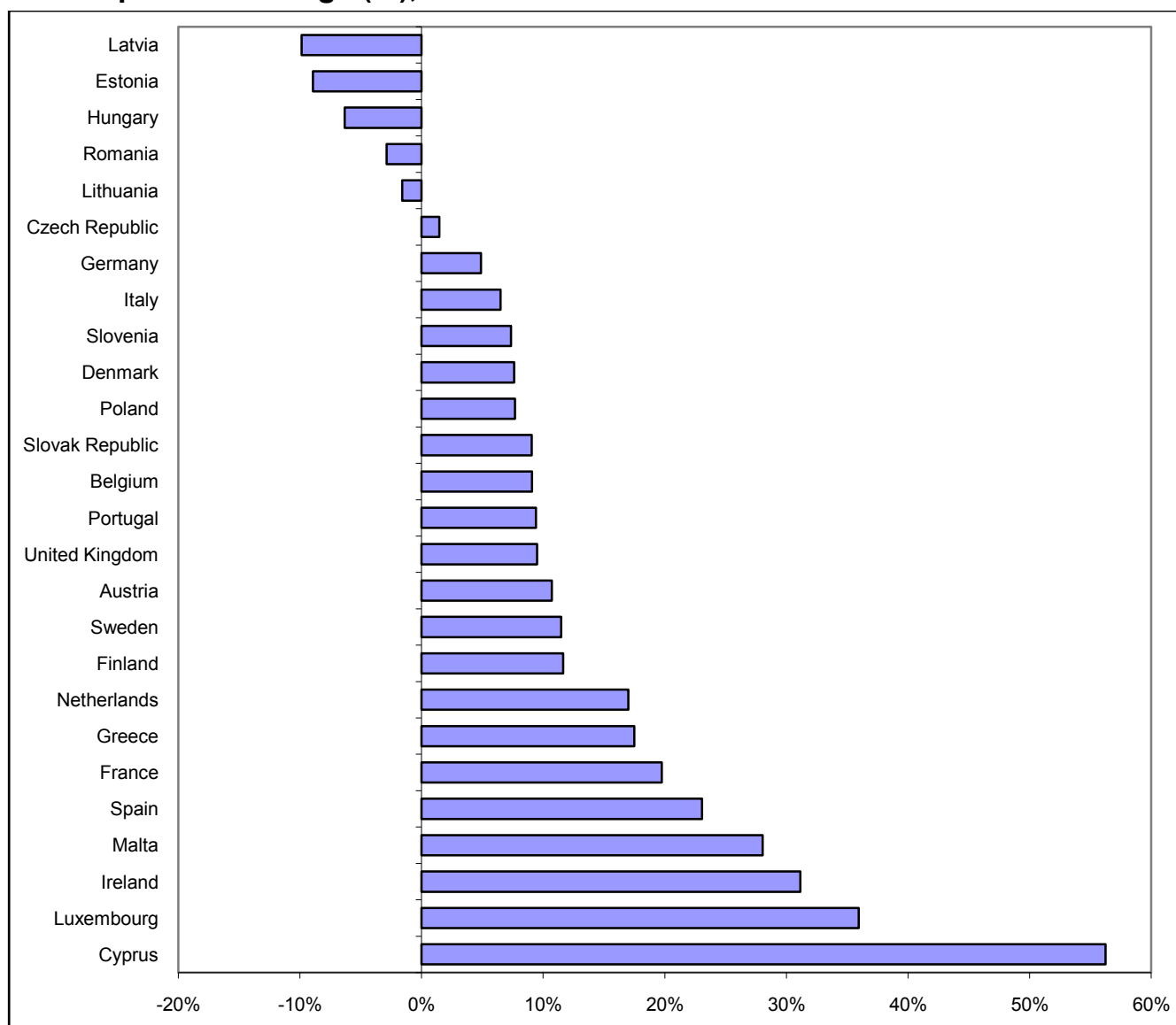
## 1.1 Population (\*1,000), 1 January

	1980	1985	1990	1995	2000	2005	2009	Change (%) 1980-2009
Austria	7,546	7,563	7,645	7,944	8,002	8,201	8,355 <sup>P</sup>	10.7%
Belgium	9,855	9,858	9,948	10,131	10,239	10,446	10,750	9.1%
Bulgaria					8,191	7,761	7,607 <sup>P</sup>	
Cyprus	510	538	573	645	690	749	797	56.3%
Czech Republic	10,316	10,334	10,362	10,333	10,278	10,221	10,468	1.5%
Denmark	5,122	5,111	5,135	5,216	5,330	5,411	5,511	7.6%
Estonia	1,472	1,523	1,571	1,448	1,372	1,348	1,340	-8.9%
Finland	4,771	4,894	4,974	5,099	5,171	5,237	5,326 <sup>P</sup>	11.6%
France	53,731	55,157	56,577	57,753	60,545	62,773	64,351 <sup>P</sup>	19.8%
Germany	78,180	77,709	79,113	81,539	82,163	82,501	82,002 <sup>P</sup>	4.9%
Greece	9,584	9,920	10,121	10,595	10,904	11,083	11,260 <sup>P</sup>	17.5%
Hungary	10,709	10,657	10,375	10,337	10,222	10,098	10,031 <sup>P</sup>	-6.3%
Ireland	3,393	3,544	3,507	3,601	3,778	4,109	4,450 <sup>P</sup>	31.2%
Italy	56,388	56,588	56,694	56,844	56,924	58,462	60,045	6.5%
Latvia	2,509	2,570	2,668	2,501	2,382	2,306	2,261	-9.9%
Lithuania	3,404	3,529	3,694	3,643	3,512	3,425	3,350	-1.6%
Luxembourg	363	366	379	406	434	461	494	36.0%
Malta	323	338	352	370	380	403	414 <sup>P</sup>	28.1%
Netherlands	14,091	14,454	14,893	15,424	15,864	16,306	16,486	17.0%
Poland	35,413	37,063	38,038	38,581	38,654	38,174	38,136 <sup>P</sup>	7.7%
Portugal	9,714	10,009	9,920	10,018	10,195	10,529	10,627	9.4%
Romania	22,133	22,687	23,211	22,712	22,455	21,659	21,499	-2.9%
Slovak Republic	4,963	5,145	5,288	5,356	5,399	5,385	5,412	9.1%
Slovenia	1,893	1,949	1,996	1,990	1,988	1,998	2,032	7.4%
Spain	37,242	38,353	38,826	39,343	40,050	43,038	45,828	23.1%
Sweden	8,303	8,343	8,527	8,816	8,861	9,011	9,256 <sup>P</sup>	11.5%
United Kingdom	56,285	56,596	57,459	57,944	58,785	60,060	61,635	9.5%
EU-27					482,768	491,154	499,724 <sup>P</sup>	

For definitions see Appendix 1

Source: Eurostat (tps00001)

## 1.1F Population change (%), 1980-2009



Source: Eurostat

## 1.2 Land area, population and population density

	Km <sup>2</sup>	Population/km <sup>2</sup>	Population/km <sup>2</sup>	Population/km <sup>2</sup>	Population
		1996	2000	2007	2007
Austria	83,858	96.5	97.1	na	8,282,984
Belgium	30,538	334.9	338.0	350.4	10,584,534
Bulgaria	110,912	75.7	73.6	69.0	7,679,290
Cyprus	9,251	71.5	75.0	na	778,684
Czech Republic	78,866	133.5	132.9	133.8	10,287,189
Denmark	43,094	122.1	123.8	126.7	5,447,084
Estonia	45,227	32.6	31.5	30.9	1,342,409
Finland	338,150	16.8	17.0	17.4	5,276,955
France	549,087	94.3	96.0	100.9	63,623,209
Germany	357,031	na	230.2	229.9	82,314,906
Greece	131,957	81.9	83.5	85.6	11,171,740
Hungary	93,030	109.6	108.8	108.1	10,066,158
Ireland	70,295	53.0	55.4	63.7	4,312,526
Italy	301,338	192.7	193.0	201.2	59,131,287
Latvia	64,589	39.4	38.1	36.5	2,281,305
Lithuania	65,300	57.5	55.8	53.9	3,384,879
Luxembourg	2,586	160.2	168.7	na	476,187
Malta	316	1179.2	1235.3	na	407,810
Netherlands	35,518	458.3	470.2	485.3	16,357,992
Poland	312,685	na	122.4	na	38,125,479
Portugal	91,916	109.8	111.0	115.2	10,599,095
Romania	238,391	98.3	97.6	93.7	21,565,119
Slovak Republic	49,035	109.6	110.1	110.1	5,393,637
Slovenia	20,273	na	98.8	100.2	2,010,377
Spain	505,124	na	79.6	na	44,474,631
Sweden	449,974	21.5	21.6	22.3	9,113,257
United Kingdom	244,101	241.2	240.5	250.8	60,781,352

Definition: Land area is measured as national territory not including territorial or inland water

Source: Eurostat (tps00003) for population density

## 1.2F Population Density (per km<sup>2</sup>), 2007 <sup>1</sup>



<sup>1</sup> AT, CY, LU, PL, ES = 2000; Malta not included in map, value = 1,235

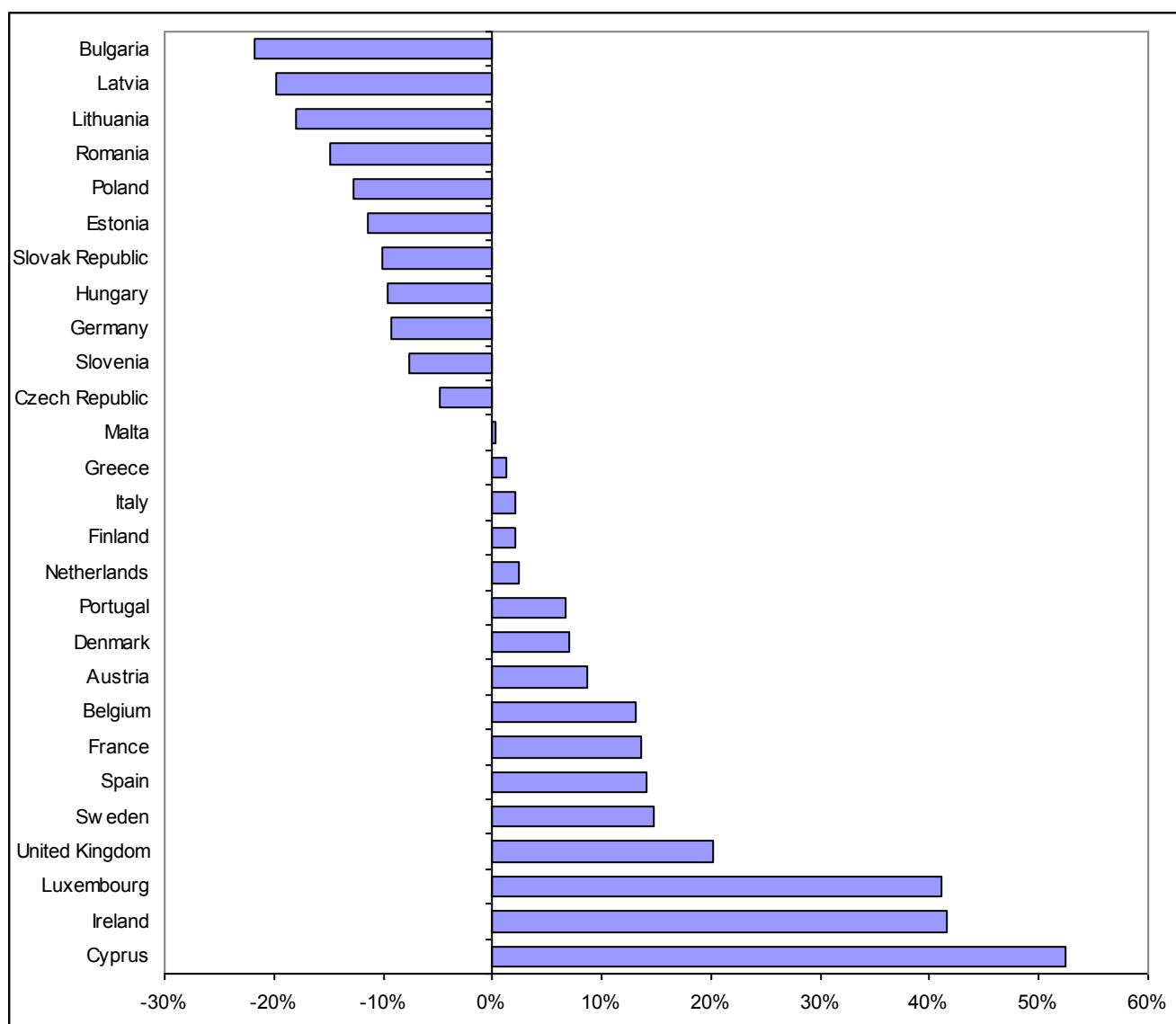
Source: Eurostat (tps00003) for population density (figures are rounded)

### 1.3 Population projection (\*1,000) and change (%)

	2010	2015	2020	2030	2040	2050	Change (%) 2010-2050
Austria	8,405	8,570	8,723	8,988	9,122	9,127	9%
Belgium	10,784	11,070	11,322	11,745	12,033	12,194	13%
Bulgaria	7,564	7,382	7,188	6,753	6,330	5,923	-22%
Cyprus	821	888	955	1,072	1,167	1,251	52%
Czech Republic	10,394	10,497	10,543	10,420	10,158	9,892	-5%
Denmark	5,512	5,591	5,661	5,808	5,882	5,895	7%
Estonia	1,333	1,323	1,311	1,267	1,221	1,181	-11%
Finland	5,337	5,429	5,501	5,569	5,521	5,448	2%
France	62,583	64,203	65,607	67,982	69,898	71,044	14%
Germany	82,145	81,858	81,472	80,152	77,821	74,491	-9%
Greece	11,307	11,476	11,556	11,573	11,567	11,445	1%
Hungary	10,023	9,964	9,893	9,651	9,352	9,061	-10%
Ireland	4,614	5,052	5,404	5,881	6,221	6,531	42%
Italy	60,017	60,929	61,421	61,868	62,002	61,240	2%
Latvia	2,247	2,200	2,151	2,033	1,913	1,804	-20%
Lithuania	3,337	3,275	3,220	3,083	2,912	2,737	-18%
Luxembourg	494	523	551	607	657	697	41%
Malta	414	421	427	432	424	415	0%
Netherlands	16,503	16,717	16,896	17,208	17,226	16,909	2%
Poland	38,092	38,068	37,960	36,975	35,219	33,275	-13%
Portugal	10,723	10,947	11,108	11,317	11,452	11,449	7%
Romania	21,334	21,103	20,834	20,049	19,161	18,149	-15%
Slovak Republic	5,407	5,427	5,432	5,332	5,115	4,859	-10%
Slovenia	2,034	2,053	2,058	2,023	1,958	1,878	-8%
Spain	46,673	49,381	51,109	52,661	53,290	53,229	14%
Sweden	9,306	9,588	9,853	10,270	10,470	10,672	15%
United Kingdom	61,984	63,792	65,683	69,224	72,009	74,506	20%
EU-27	499,389	507,727	513,838	519,942	520,103	515,303	3%

Source: Eurostat Europop 2008

### 1.3F Forecasted population change (%), 2010-2050



Source: Eurostat

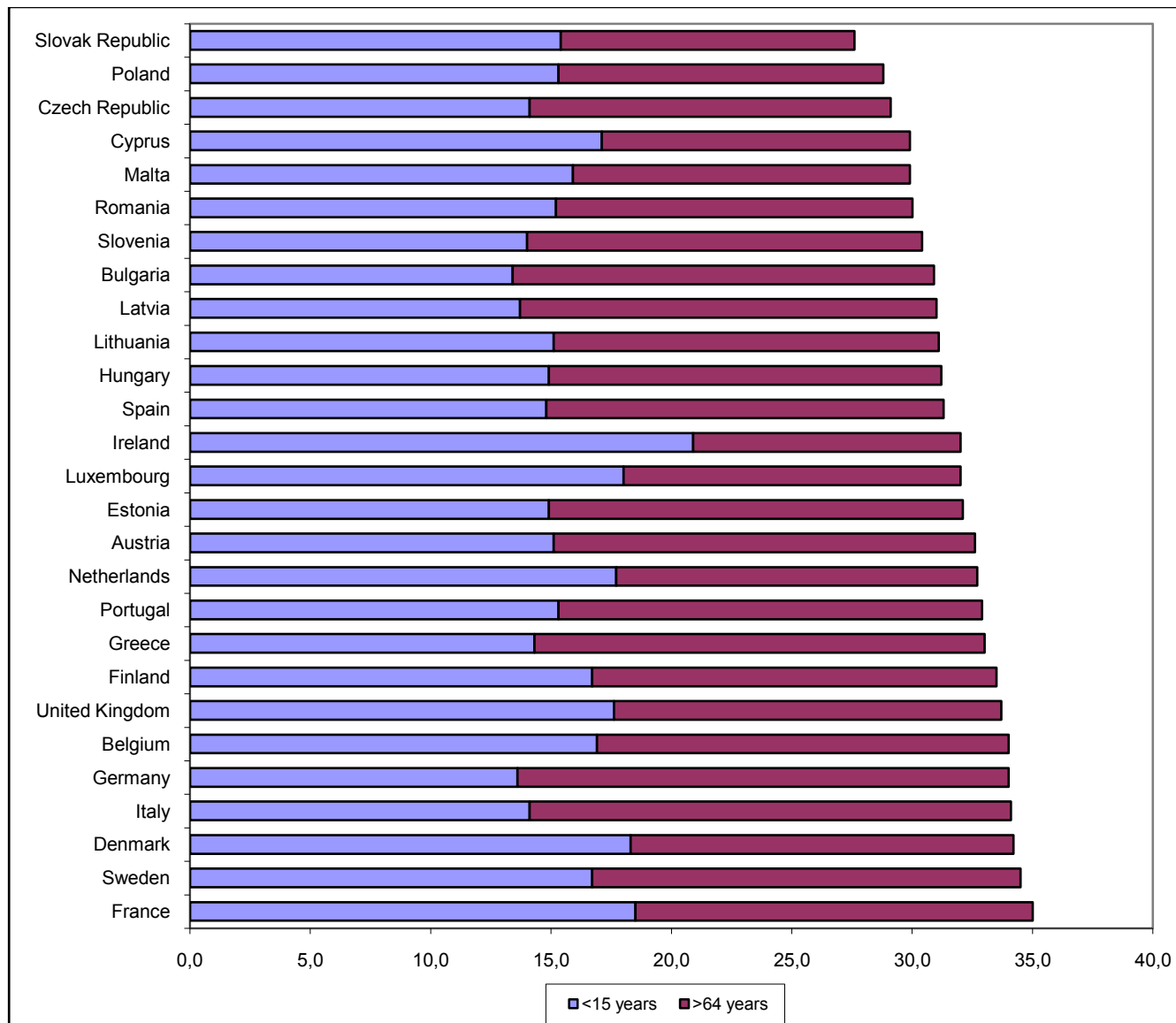
## 1.4 Population by age (%), 1 January, 2009

	<15 years	15-24 years	25-49 years	50-64 years	65-79 years	80+ years	15-64 years	>64 years	Total*1,000
Austria	15.1	12.2	37.2	18.0	12.7	4.8	67.4	17.5	8,355
Belgium <sup>1</sup>	16.9	12.1	35.1	18.8	12.4	4.7	66.0	17.1	10,750
Bulgaria	13.4	12.7	35.8	20.6	13.7	3.8	69.1	17.5	7,607
Cyprus	17.1	15.2	37.3	17.6	9.9	2.9	70.1	12.8	797
Czech Republic	14.1	12.8	37.1	21.0	11.4	3.6	70.9	15.0	10,468
Denmark	18.3	12.0	34.0	19.8	11.8	4.1	65.8	15.9	5,511
Estonia	14.9	14.6	34.9	18.4	13.2	4.0	67.9	17.2	1,340
Finland	16.7	12.4	32.5	21.6	12.3	4.5	66.5	16.8	5,326
France	18.5	12.7	33.4	18.9	11.4	5.1	65.0	16.5	64,351
Germany	13.6	11.4	35.7	18.9	15.4	5.0	66.0	20.4	82,002
Greece	14.3	10.8	37.5	18.7	14.3	4.4	67.0	18.7	11,260
Hungary	14.9	12.6	35.7	20.5	12.5	3.8	68.8	16.3	10,031
Ireland	20.9	13.3	39.0	15.7	8.3	2.8	68.0	11.1	4,450
Italy	14.1	10.2	37.0	18.7	14.5	5.5	65.9	20.0	60,045
Latvia	13.7	15.1	35.8	18.1	13.6	3.7	69.0	17.3	2,261
Lithuania	15.1	15.7	36.1	17.1	12.5	3.5	68.9	16.0	3,350
Luxembourg	18.0	11.8	38.7	17.5	10.4	3.6	68.0	14.0	494
Malta	15.9	14.1	34.5	21.5	10.9	3.1	70.1	14.0	414
Netherlands	17.7	12.2	35.2	19.9	11.2	3.8	67.3	15.0	16,486
Poland	15.3	14.9	36.1	20.2	10.3	3.2	71.2	13.5	38,136
Portugal	15.3	11.4	37.3	18.4	13.3	4.3	67.1	17.6	10,627
Romania	15.2	14.4	37.0	18.6	11.9	2.9	70.0	14.8	21,499
Slovak Republic	15.4	15.0	38.2	19.2	9.4	2.8	72.4	12.2	5,412
Slovenia	14.0	12.0	37.6	20.0	12.7	3.7	69.6	16.4	2,032
Spain	14.8	10.9	40.6	17.2	11.9	4.6	68.7	16.5	45,828
Sweden	16.7	13.2	32.9	19.4	12.4	5.4	65.5	17.8	9,256
United Kingdom <sup>1</sup>	17.6	13.4	34.9	18.0	11.6	4.5	66.3	16.1	61,635
EU-27	15.7	12.5	36.2	18.6	12.7	4.3	67.3	17.0	499,724

1 = 1 January 2008

Source: Eurostat

# **1.4F Dependent population < 15 years and > 64 years (% of total population), 2009**



Source: Eurostat



## 1.5 Population forecast by age (%), 1 January 2030

	<15 years	15-24 years	24-49 years	50-64 years	65-79 years	80+ years	15-64 years	>64 years	Total *1,000
Austria	14.3	10.5	30.9	20.3	17.2	6.8	61.7	24.0	8,872
Belgium	16.5	11.4	30.1	18.8	16.6	6.5	60.3	23.2	11,596
Bulgaria	12.8	10.8	30.1	22.7	17.4	6.2	63.6	23.6	6,648
Cyprus	16.9	11.9	34.9	18.1	13.6	4.6	64.9	18.2	1,055
Czech Republic	13.0	10.8	29.8	23.1	16.6	6.7	63.7	23.3	10,259
Denmark	17.1	11.5	29.6	18.8	15.9	7.1	59.9	23.1	5,745
Estonia	15.3	12.1	31.1	19.5	16.1	6.0	62.6	22.1	1,249
Finland	16.5	11.2	28.8	17.7	17.6	8.3	57.6	25.8	5,502
France	17.6	12.2	28.8	17.9	16.1	7.4	59.0	23.5	67,157
Germany	12.8	9.2	29.4	20.6	19.9	8.1	59.2	28.0	79,117
Greece	13.2	10.7	28.9	22.7	17.3	7.2	62.3	24.6	11,392
Hungary	13.8	10.8	30.9	22.2	16.0	6.3	63.9	22.3	9,500
Ireland	19.2	13.7	32.0	18.8	12.0	4.3	64.5	16.3	5,787
Italy	12.4	9.8	28.2	23.0	17.9	8.6	61.1	26.5	61,066
Latvia	13.9	11.2	32.0	20.4	16.5	6.0	63.6	22.5	2,003
Lithuania	14.3	10.2	32.7	20.4	16.8	5.7	63.3	22.4	3,041
Luxembourg	17.1	11.6	32.5	19.0	14.8	5.1	63.1	19.8	599
Malta	14.2	10.2	31.9	19.2	17.4	7.2	61.3	24.6	425
Netherlands	15.8	10.6	30.1	19.0	17.4	7.0	59.8	24.4	17,009
Poland	13.3	10.5	32.5	20.3	17.6	5.8	63.3	23.4	36,362
Portugal	13.5	10.6	30.4	22.0	16.7	6.9	62.9	23.6	11,149
Romania	13.2	10.7	32.0	23.6	15.6	5.0	66.2	20.6	19,710
Slovak Republic	13.1	10.4	32.6	22.3	16.8	4.8	65.3	21.6	5,242
Slovenia	13.0	10.4	29.0	22.0	18.9	6.8	61.3	25.7	1,992
Spain	13.6	11.4	29.1	23.4	16.0	6.5	63.9	22.5	51,837
Sweden	17.5	11.6	29.9	18.2	15.1	7.7	59.7	22.8	10,148
United Kingdom	17.8	11.8	32.0	17.5	14.5	6.3	61.4	20.8	68,385

Source: Eurostat EUROPOP 2008 and TU Delft calculations on tables by individual age. Total does not fully add to the forecast in Table 1.3

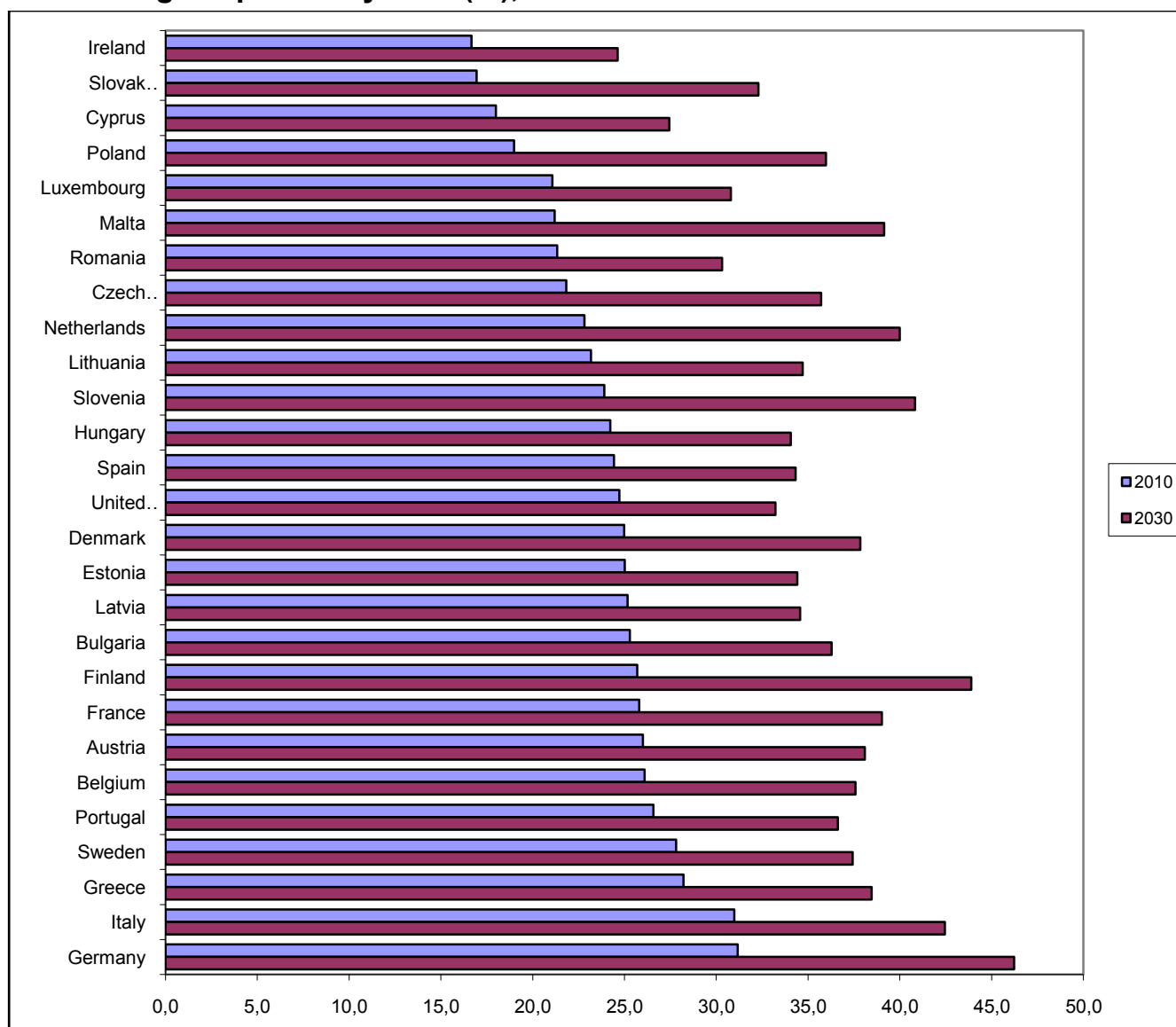
## 1.6 Old age dependency ratio (%)

	1990	2000	2010	2020	2030
Austria	22.1	22.9	26.0	29.2	38.1
Belgium	22.1	25.5	26.1	30.6	37.6
Bulgaria	19.5	23.8	25.3	31.1	36.3
Cyprus	17.2	17.0	18.0	22.3	27.4
Czech Republic	19.0	19.8	21.8	31.1	35.7
Denmark	23.2	22.2	25.0	31.9	37.9
Estonia	17.5	22.4	25.0	29.2	34.4
Finland	19.8	22.2	25.7	36.8	43.9
France	na	24.3	25.8	32.8	39.0
Germany	21.6	23.9	31.2	35.3	46.2
Greece	20.4	24.2	28.2	32.8	38.5
Hungary	20.0	22.0	24.2	30.3	34.1
Ireland	18.6	16.8	16.7	20.2	24.6
Italy	21.5	26.8	31.0	35.5	42.5
Latvia	17.7	22.1	25.2	28.1	34.6
Lithuania	16.2	20.8	23.2	26.0	34.7
Luxembourg	19.3	21.4	21.1	24.2	30.8
Malta	15.7	17.9	21.2	31.3	39.1
Netherlands	18.6	20.0	22.8	30.7	40.0
Poland	15.4	17.6	19.0	27.2	36.0
Portugal	20.0	23.7	26.6	30.7	36.6
Romania	15.6	19.7	21.3	25.7	30.3
Slovak Republic	16.0	16.6	17.0	23.9	32.3
Slovenia	15.5	19.8	23.9	31.2	40.8
Spain	20.2	24.5	24.4	27.4	34.3
Sweden	27.7	26.9	27.8	33.7	37.4
United Kingdom	24.1	24.3	24.7	28.6	33.2
EU-27		23.2	25.9	31.1	38.0

Definition: population 65 and older / population 15 - 64 years

Source: Eurostat (tsdde510)

## 1.6F Old age dependency ratio (%), 2010 and 2030



Source: Eurostat

## 1.7 Total fertility rate

	1980	1990	2000	2005	2008
Austria	1.65	1.46	1.36	1.41	1.41
Belgium	1.68	1.62	na	1.76	na
Bulgaria	na	1.82	1.26	1.32	1.48
Cyprus	na	2.41	1.64	1.42	1.46
Czech Republic	2.10	1.90	1.14	1.28	1.50
Denmark	1.55	1.67	1.77	1.80	1.89
Estonia	na	2.05	1.38	1.50	1.65
Finland	1.63	1.78	1.73	1.80	1.85
France	1.95	na	1.89	1.94	2.00
Germany	1.56	na	1.38	1.34	1.38
Greece	2.21	1.40	1.26	1.33	1.51
Hungary	1.92	1.87	1.32	1.31	1.35
Ireland	3.25	2.11	1.89	1.87	2.10
Italy	1.64	1.33	1.26	1.32	na
Latvia	1.90	na	na	1.31	1.44
Lithuania	2.00	2.03	1.39	1.27	1.47
Luxembourg	1.49	1.60	1.76	1.63	1.61
Malta	1.99	2.04	1.70	1.38	1.44
Netherlands	1.60	1.62	1.72	1.71	1.77
Poland	2.28	2.06	1.35	1.24	1.39
Portugal	2.18	1.56	1.55	1.40	1.37
Romania	2.40	1.83	1.31	1.32	1.35
Slovak Republic	2.32	2.09	1.30	1.25	1.32
Slovenia	2.11	1.46	1.26	1.26	1.53
Spain	2.20	1.36	1.23	1.35	1.46
Sweden	1.68	2.13	1.54	1.77	1.91
United Kingdom	1.90	1.83	1.64	1.78	na

For definition see Appendix 1

Source: Eurostat (tsdde220)

## 1.8 Private households (\*1,000)

	1980 <sup>1</sup>	1990 <sup>2</sup>	2000 <sup>3</sup>	2005	2007	2008	2009
Austria <sup>4</sup>	2,669	2,973	3,276	3,475	3,537	3,567	3,598
Belgium	3,608	3,890	4,237	4,439	4,523	4,569	na
Bulgaria							
Cyprus	na	172	224				
Czech Republic	3,791	3,984	4,216 <sup>5</sup>				
Denmark <sup>6</sup>	2,062	2,265	2,434	2,488	2,517	2,530	2,548
Estonia <sup>7</sup>	na	na	575	567	584	584	
Finland	1,782	2,037	2,295	2,430	2,477	2,499	2,517
France	19,044	21,478	24,240	25,876	26,633	27,005	
Germany <sup>8</sup>	24,811	34,681	38,124	39,178	39,722	40,076	
Greece	2,974	3,203	3,674				
Hungary	3,719	3,890	3,863	3,837	3,810		
Ireland	880	1,015	1,251				
Italy	18,632	19,909	21,811	23,600	24,282	24,641	
Latvia	na	na	929	905	899	899	889
Lithuania	na	na	1,354				
Luxembourg	128	144	171	178			189
Malta	na	na	128	140	141	142	na
Netherlands	5,006	6,061	6,801	7,091	7,191	7,242	7,313
Poland	10,948	11,970	13,337				
Portugal	2,924	3,147	3,651				
Romania				7,365	7,381	7,384	
Slovak Republic	1,660	1,832	2,072	na	na	na	na
Slovenia	595	632	685				
Spain	10,025	11,299	13,086	14,865	16,280	16,741	na
Sweden <sup>9</sup>	3,498	3,830	4,363	4,441	4,477	4,555	na
United Kingdom <sup>10</sup>	199	2,214	24,121	24,200			25,200

Private household: The usual definitions concern the "same address" or sharing common arrangements such as meals and rent, see definitions in Appendix 1

1 AT, GR, IT, LU, PT, SI = 1981; FR = 1982

2 CZ, GR, IT, LU, PT = 1991; PL = 1988

3 CZ, GR, HU, IT, LU, PT = 2001; SI = 2002

4 Annual average

5 Housekeeping units (see Appendix 1)

6 Households in dwellings

7 Annual average estimation

8 Ex-GDR 1981 = 6,510; From 1991 onwards, reunited Germany

9 From 1995 onwards the values are for housekeeping units

10 Values are for mid-year and only for GB 2005 = 2004

Source: National Statistics Institutes

CZ Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001

EE HBS

IT Census 1981, 1991, 2001

LU EU-SILC 2005, 2008

MT Data for 2005-2008 provided from EU-SILC

PL National Census 1978, 1988; National Population and Housing Census 2002

SK Population and Housing Census 1.11.1980, 3.3.1991, 26.5.2001

SI Censuses 1981, 1991 and 2002. Data for 1991 recalculated according to the 2002 Census methodology

ES Encuesta Continua de Presupuestos Familiares 2000 and 2005. Encuesta de Presupuestos Familiares 2007 - 2009

UK Data 2005 = 2004 Social Trends, No.40, 2010 edition, Office for National Statistics

## 1.9 Distribution of household size (%)

	1 person			2 persons			3 persons			4 persons			5+ persons		
	1981	2004	2008	1981	2004	2008	1981	2004	2008	1981	2004	2008	1981	2004	2008
Austria <sup>1</sup>	26	34	36	26	28	28	17	17	16	16	14	13	14	8	7
Belgium	23	33	34	30	31	32	20	16	15	16	13	13	11	7	7
Bulgaria															
Cyprus	10	na		22	na		17	na		26	na		25	na	
Czech Republic	24	na		26	na		19	na		22	na		9	na	
Denmark <sup>2</sup>	30	38	39	31	33	33	16	12	12	16	12	11	7	5	5
Estonia	33	32	33	29	30	30	19	18	20	13	14	12	6	7	5
Finland	27	39	41	26	32	33	19	13	12	18	10	9	10	6	5
France	24	33	34	29	32	32	18	28 <sup>3</sup>	15	16		13	12	7	6
Germany <sup>4</sup>	31	37	39	29	34	34	17	14	13	14	11	10	9	4	4
Greece	15	21	na	25	28	na	20	21	na	24	20	na	16	10	na
Hungary	20	29		28	30		22	19		19	15		11	8	
Ireland	17	22		20	26		15	18		15	17		32	18	
Italy	18	25	28	24	26	27	22	22	22	22	20	19	14	7	4
Latvia	na	24	na	na	30	na	na	23	na	na	15	na	na	8	na
Lithuania	na	na		na	na		na	na		na	na		na	na	
Luxembourg	20	29	29	29	28	28	21	17	17	18	16	21	12	10	5
Malta	13	14	19	21	22	26	22	24	22	25	27	22	19	13	11
Netherlands	21	34	36	29	33	33	16	13	12	21	14	13	13	6	6
Poland	17	25		22	23		23	20		21	18		17	14	
Portugal	13	17		23	28		23	25		20	20		21	10	
Romania	na	18	18	na	26	27	na	22	23	na	19	20	na	14	13
Slovak Republic	18	26	na	22	22	na	19	18	na	23	21	na	18	14	na
Slovenia	17	na		18	na		22	na		24	na		19	na	
Spain	10	14	18	22	28	29	20	24	26	22	24	20	26	10	6
Sweden <sup>5</sup>	33	46	44	31	28	30	15	10	11	15	11	11	6	5	4
United Kingdom <sup>6</sup>	22	29	29	31	35	35	17	16	16	18	13	14	11	7	6

1981 (CY, NL = 1982; CZ, FI, HU, SK, SE = 1980; PL = 1978)

2004 (CZ, IT, PT, SK = 2001; SI = 2002)

2008 (AT, DK, FI, NL, UK = 2009; EE = 2007; FR, IT = 2006)

- 1 Annual average, private households
- 2 Households in dwellings
- 3 3 and 4 persons combined
- 4 1981 = Ex-FRG; from 2004 = Reunited Germany
- 5 Private households
- 6 Data for GB

*Source: National statistical institutes*

*CZ Population and Housing Census: 1.11.1980 and 1.3.2001*

*EE HBS 1996*

*GR Population Census 2001*

*HU 1980 Census and 2005 Micro Census*

*IT Population and Housing Census 2001*

*LT 2001 Population and Housing Census data*

*MT 1981 = 1985 Census*

*PL National Census 1978; National Population and Housing Census 2002*

*RO Family Budgets Survey 2008*

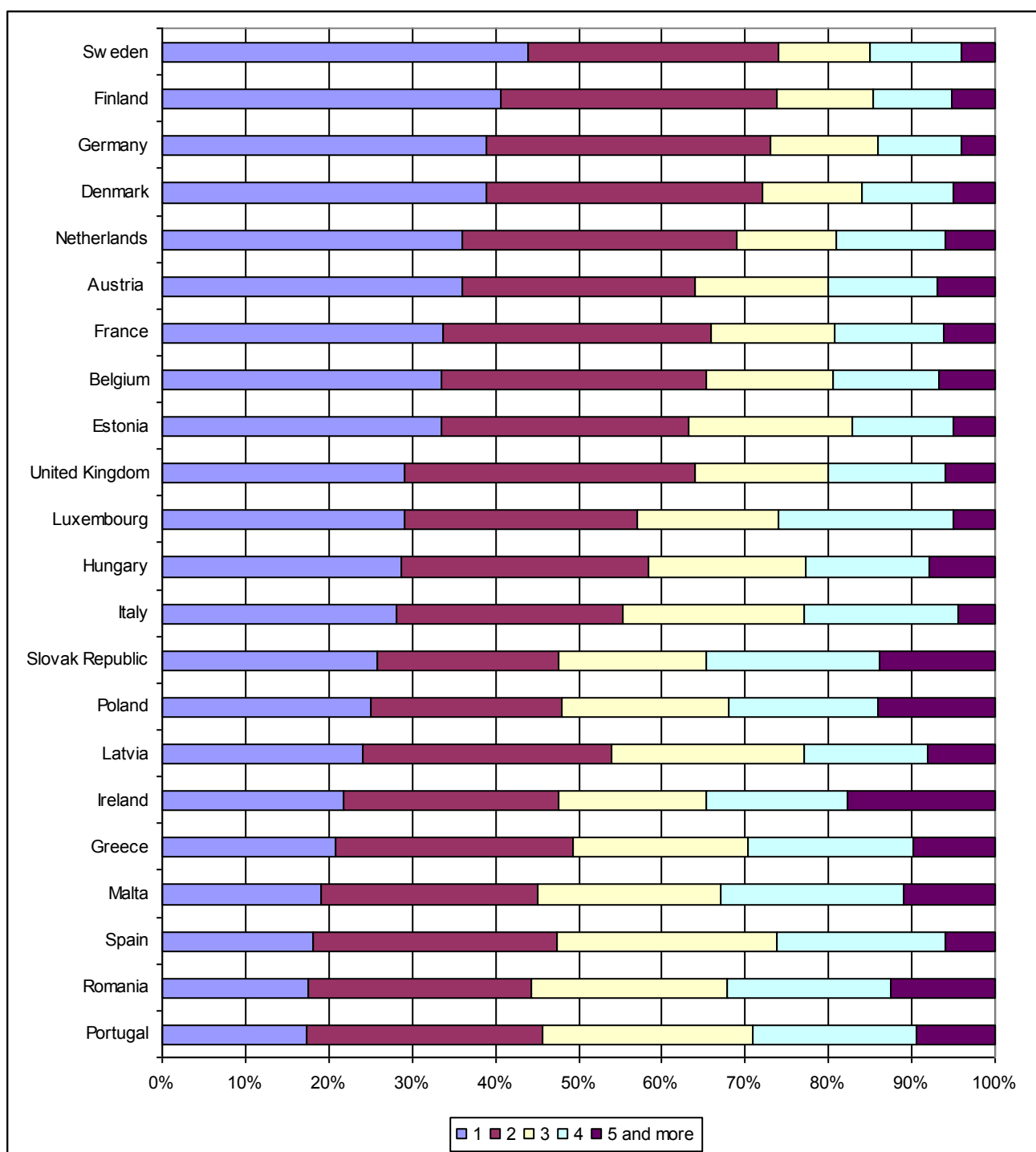
*SI Census 2002*

*ES Census 2001. Encuesta Continua de Presupuestos Familiares 2004. Encuesta de Presupuestos Familiares 2008*

*SE 1981 Census*

*UK Data 2004: Social Trends, No.36, 2006 edition, Office for National Statistics; 2009: Social Trends, No.40, 2010 edition, Office for National Statistics*

## 1.9F Distribution of household size %, 2008 <sup>1</sup>



<sup>1</sup> GR, HU, IE, LV, PL, PT, SK = 2004

No recent data available for BG, CY, CZ, LT, SI



## 1.10 Average number of persons per household

	1980 <sup>1</sup>	1990 <sup>2</sup>	2000 <sup>3</sup>	2005 <sup>4</sup>	2007	2008	2009
Austria <sup>5</sup>	2.8	2.6	2.4	2.3	2.3	2.3	2.3
Belgium	2.7	na	2.4	2.3	2.3	na	na
Bulgaria							
Cyprus	3.5	3.2	3.0				
Czech Republic	2.7	2.6	2.4				
Denmark	2.5	2.3	2.2	2.2	2.2	2.2	2.2
Estonia	na	na	2.6	2.4	2.3	2.3	2.3
Finland	2.6	2.4	2.2	2.1	2.1	2.1	2.1
France <sup>6</sup>	2.7	2.6	2.4	2.3			
Germany <sup>7</sup>	2.5	2.3	2.2	2.1	2.1	2.1	na
Greece <sup>8</sup>	3.1	3.0	2.8	2.7			
Hungary	2.8	2.6	2.7	2.6	2.6		
Ireland	3.7	3.4	3.0	2.9			
Italy	3.0	2.8	2.6	2.5	2.4	2.4	
Latvia	na	na	2.5	2.5	2.5	2.5	2.5
Lithuania	na	na	2.6				
Luxembourg	2.8	2.6	2.5	2.5		2.5	
Malta <sup>9</sup>	na	na	3.0	2.9	2.9	2.9	na
Netherlands	2.8	2.4	2.3	2.3	2.3	2.2	2.2
Poland	3.1	3.1	2.9	3.1			
Portugal	3.3	3.1	2.8			2.8	
Romania				2.9	2.9	2.9	
Slovak Republic	3.0	2.9	2.6	na	na	na	na
Slovenia	3.2	3.0	2.8				
Spain	3.5	3.4	3.1	2.9	2.7	2.7	na
Sweden <sup>10</sup>	2.3	2.1	2.0	2.0	2.0	2.0	na
United Kingdom	2.7	2.5	2.4	2.4			

For definitions of households, see Appendix 1. There are two slightly different concepts here, the dwelling household and the housekeeping unit. We cannot always be sure which concept is being used in practice in each particular case. Compare also Table 3.7

1 BE, GR = 1981; CY, FR = 1982, PL = 1978

2 CY = 1992; CZ, GR, LU, SK = 1991; PL = 1988

3 CZ, GR, SK, ES = 2001; FR = 1999; PL = 2002

4 IE, GR, UK = 2004

5 Population = Total of households and institutional population; 2005 and later only private households

6 Population = Total of households and institutional population, years 1982 and 1999

7 From 1991 onwards, reunited Germany

8 Population = Total of households and institutional population, years 1981, 1991 and 2001

9 2000 = LFS estimate

10 2000 onwards: Private households only

Source: National statistical institutes

AT 2004 Austria Labour Force Census Statistics, IIBW

CZ Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001

GR Households Budget Survey 2004

IT Istat, Sample Survey on Households Consumption

MT Data for 2005-2008 from EU-SILC

PL National Census 1978, 1988; National Population and Housing Census 2002

SI From population and Housing Census 1981, 1991 and 2002. Data for 1991 recalculated according to the 2002 Census methodology

SK Population and Housing Census 3.3.1991, 26.5.2001

ES Census 2001. Encuesta Continua de Presupuestos Familiares 2005. Encuesta de Presupuestos Familiares 2007 - 2009

UK Data 2004: Social Trends, No.36, 2006 edition, Office for National Statistics

## 1.11 Immigration, emigration and net migration (\*1,000)

	1990 <sup>1</sup>			1995 <sup>2</sup>			2000			2005			2008 <sup>3</sup>		
	I	E	Net	I	E	Net	I	E	Net	I	E	Net	I	E	Net
Austria	na	na	58.6	69.9	66.1	3.8	79.3	62.0	17.3	114.5	70.1	44.4	110.1	75.6	34.5
Belgium <sup>4</sup>	na	na	30.2	na	na	29.5	na	na	25.1	132.8	86.9	45.9	146.4	91.1	55.3
Bulgaria															
Cyprus	na	na	8.7	na	na	6.0	na	na	4.0						
Czech Republic <sup>5</sup>	12.4	11.8	0.6	10.5	0.5	10.0	7.8	1.3	6.5	60.3	24.1	36.2	40.0	11.6	28.4
Denmark	40.7	32.4	8.3	63.2	34.6	28.6	52.9	43.4	9.5	52.5	45.9	6.6	67.2	44.9	22.3
Estonia	91.0	na	80	106.2	na	145.1	86.7	na	na	na	na	na	na	na	na
Finland	13.6	6.5	7.1	12.2	9.0	3.3	16.9	14.3	2.6	21.4	12.4	9.0	26.7	12.2	14.5
France	91.0	na	80	106.2	na	145.1	86.7	na	na	na	na	92.2	na	na	71.0
Germany <sup>6</sup>	1199.0	596.5	602.5	1096.0	698.1	397.9	841.2	674.0	167.2	707.4	628.4	79.0	682.1	737.9	55.7
Greece <sup>7</sup>	na	na	63.9	na	na	77.3	na	na	29.4	na	na	39.6	74.7	51.5	23.2
Hungary	37.2	11.3	26	14.0	2.4	11.6	20.2	2.2	18.0	25.6	3.3	22.3	35.5	4.2	31.3
Ireland	33.3	56.3	-22.9	31.2	33.1	-1.9	52.6	26.6	26.0						
Italy	173.5	57.1	116.4	100.8	50.1	50.7	236.3	66.8	169.5	440.3	48.7	391.6	279.7	58.4	221.3
Latvia	2.1	15.2	-13.1	2.8	16.5	-13.7	1.6	7.1	-5.5	0.8	1.0	-0.2	1.5	2.6	-1.1
Lithuania	14.7	23.6	-8.8	2.0	25.7	-23.7	1.5	21.8	-20.3						
Luxembourg	10.2	6.3	3.9	10.3	5.7	4.6	11.7	8.1	3.6	14.4	8.3	6.1	17.8	10.1	7.7
Malta	2.4	0.4	2	0.6	0.1	0.5	1.1	0.2	1.0	2.1	1.1	1.0	9.0	6.6	2.4
Netherlands	117.4	57.4	60	96.1	63.3	32.8	132.9	61.2	71.7	92.3	83.4	8.9	143.5	90.1	53.4
Poland	2.6	18.4	-15.8	8.1	26.3	-18.2	7.3	27.0	-19.7	11.3	11.6	-0.3	11.0	11.4	-0.4
Portugal <sup>8</sup>	na	na	-39	na	na	22.0	na	na	47.0				na	na	3.1
Romania	0.0	4.2	-4.2	0.2	1.1	-0.9	0.5	0.7	-0.2	0.2	0.5	-0.3	0.5	0.4	-0.1
Slovak Republic	0.9	0.8	0.1	3.0	0.2	2.8	2.3	0.8	1.5	5.2	1.8	3.4	8.7	1.7	7.0
Slovenia	7.1	4.9	2.2	5.9	3.4	2.5	6.2	3.6	2.6						
Spain <sup>9</sup>	44.2	34.0	10.2	36.1	9.5	26.6	362.5	7.7	354.8	755.9	8.2	747.7	726.0	266.5	459.5
Sweden	60.0	25.2	34.8	45.9	34.0	11.9	58.7	34.1	24.6	65.2	38.1	27.1	102.3	39.2	63.1
United Kingdom <sup>10</sup>	na	na	36	311.9	236.5	75.4	483.4	320.7	162.8	567.0	361.0	206.0	590.0	427.0	163.0

Net migration (Net) = Immigrants (I) - Emigrants (E)

1. IE: 1990 = 1991
2. AT = 1997; BE = 1994
3. CZ, DK = 2009; FR = 2007
4. Net migration (Net) = Immigrants (I) - Emigrants (E) - automatically cancelled persons
5. Data for 1990 cover also internal migration between the Czech and the Slovak Republic (Czechoslovakia was a single state) - 10.1 thousand immigrants from the Slovak Republic and 7.7 thousand emigrants to the Slovak Republic. Remaining 2.3 thousand immigrants and 4.1 thousand emigrants from/to abroad
6. From October 3, 1990 onwards, reunited Germany, data for 1990 is na, instead 1991
7. Net migration includes natural population increase (births minus deaths); excluding immigration of Greek citizens
8. Long-term emigration for non-national citizens with residential permits. Net migration used in the calculation of population estimates, based on final results of Census 1991 adjusted by the coverage errors
9. Emigrants: Permanent, temporary and seasonal emigrants
10. Year ending in April. A migrant is defined as a person who resided abroad for a year or more and on entering has declared the intention to reside in the United Kingdom for a year or more, vice versa for a migrant from the UK. Excluding migration between the UK and the Irish Republic and also between the Channel Islands and the Isle of Man and the rest of the world with effect from 1988

*Source: National statistical institutes*

*F Office National des Migrations*

*UK statistics for 2005 and 2008 source is [http://www.statistics.gov.uk/downloads/theme\\_population/Migration-Statistics-2008-Annual-Report.pdf](http://www.statistics.gov.uk/downloads/theme_population/Migration-Statistics-2008-Annual-Report.pdf)*

## 1.12 Asylum applications submitted <sup>1</sup>

	1985	1990	2000	2005	2006	2007
Austria	6,724	22,789	18,285	22,460	13,350	11,920
Belgium	5,387	12,945	42,690	12,575	8,870	11,575
Bulgaria	na	na	1,755	700	500	815
Cyprus	na	na	650	7,715	4,540	6,780
Czech Republic	na	na	8,790	3,590	2,730	1,585
Denmark	8,698	5,292	10,345	2,280	1,960	2,225
Estonia	na	na	5	10	5	15
Finland	18	2,743	3,170	3,595	2,275	1,405
France	28,925	54,813	38,745	49,735	30,750	29,160
Germany	73,832	193,063	78,565	28,915	21,030	19,165
Greece	1,400	4,100	3,085	9,050	12,265	25,115
Hungary	na	na	7,800	1,610	2,115	3,420
Ireland	na	60	10,940	4,305	4,240	3,935
Italy	5,400	3,570	15,195	9,345	10,350	14,055
Latvia	na	na	5	20	10	35
Lithuania	na	na	305	100	145	125
Luxembourg	78	114	625	800	525	425
Malta	na	na	160	1,165	1,270	1,380
Netherlands	5,644	21,208	43,895	12,345	14,465	7,100
Poland	na	na	4,660	5,240	4,225	7,205
Portugal	70	61	225	115	130	225
Romania	na	na	1,365	485	380	660
Slovak Republic	na	na	1,555	3,550	2,850	2,640
Slovenia	na	na	9,245	1,550	500	370
Spain	2,300	8,647	7,925	5,050	5,295	7,195
Sweden	14,500	29,420	16,285	17,530	24,320	36,205
United Kingdom	6,200	38,000	80,315	30,840	28,320	27,905

<sup>1</sup> Data for 2005, 2006 and 2007 provisional

Source: Eurostat, (DS-071748); series runs until 2007

### 1.13 Population by citizenship, 2008

	Total	Nationals	EU-27 foreigners	Other foreigners
Austria	8,318,592	7,483,410	289,742	545,440
Belgium	10,666,866	9,695,418	659,423	312,025
Bulgaria	7,640,238	7,615,836	3,608	20,794
Cyprus	789,258	664,000	81,300	44,000
Czech Republic	10,381,130	10,033,481	131,516	216,133
Denmark	5,475,751	5,177,301	93,166	205,284
Estonia	1,340,935	1,111,600	8,300	221,000
Finland	5,300,484	5,167,776	47,193	85,515
France	63,753,140	60,079,000	1,283,000	2,391,000
Germany	82,217,837	74,962,442	2,515,508	4,739,887
Greece	11,213,785	10,307,400	158,300	748,100
Hungary	10,045,401	9,868,821	100,806	75,774
Ireland	4,401,335	3,847,645	392,068	161,622
Italy	59,619,290	56,186,639	934,435	2,498,216
Latvia	2,270,894	1,855,401	7,933	407,560
Lithuania	3,366,357	3,323,423	2,669	40,265
Luxembourg	483,799	277,910	177,018	28,871
Malta	410,290	394,830	8,188	7,272
Netherlands	16,405,399	15,717,024	262,964	425,411
Poland	38,115,641	38,057,799	25,032	32,810
Portugal	10,617,575	10,171,242	115,832	330,501
Romania	21,528,627	21,502,527	5,971	20,129
Slovak Republic	5,400,998	5,360,094	25,909	14,995
Slovenia	2,025,866	1,957,245	4,112	64,509
Spain	45,283,259	40,021,164	2,112,623	3,149,472
Sweden	9,182,927	8,658,439	240,985	283,503
United Kingdom	61,175,586	57,154,800	1,614,800	2,406,000

Source: Eurostat (migr\_pop1ctz) source data adapted by TU Delft

## 1.14 Population by origin (\*1,000), 2009

	Born in country	Born in other EU-27	Born outside EU-27	Total
Austria	7,078,162	507,489	769,609	8,355,260
Belgium	na	na	na	na
Bulgaria	na	na	na	na
Cyprus	na	na	na	na
Czech Republic	10,083,377	135,061	249,104	10,467,542
Denmark	5,024,663	145,570	341,218	5,511,451
Estonia	1,115,488	15,399	209,528	1,340,415
Finland	5,107,688	76,891	141,735	5,326,314
France	56,911,818	2,091,182	4,953,930	63,956,930
Germany	71,524,920	3,399,707	7,077,729	82,002,356
Greece	10,013,429	312,803	934,170	11,260,402
Hungary	na	na	na	na
Ireland	3,764,938	485,774	199,318	4,450,030
Italy	55,669,828	1,391,149	2,984,091	60,045,068
Latvia	1,909,258	37,164	314,872	2,261,294
Lithuania	3,129,751	28,888	191,233	3,349,872
Luxembourg	330,759	131,581	31,160	493,500
Malta	385,920	13,519	14,168	413,607
Netherlands	14,692,043	410,129	1,383,615	16,485,787
Poland	36,067,104	232,469	1,568,330	37,867,903
Portugal	9,844,354	182,229	600,667	10,627,250
Romania	na	na	na	na
Slovakia	2,132	29,982	5,391,781	5,423,895
Slovenia	1,788,903	28,056	215,403	2,032,362
Spain	39,488,826	2,282,149	4,057,197	45,828,172
Sweden	7,974,766	468,626	812,955	9,256,347
United Kingdom	53,888,436	2,127,295	4,577,363	60,593,094

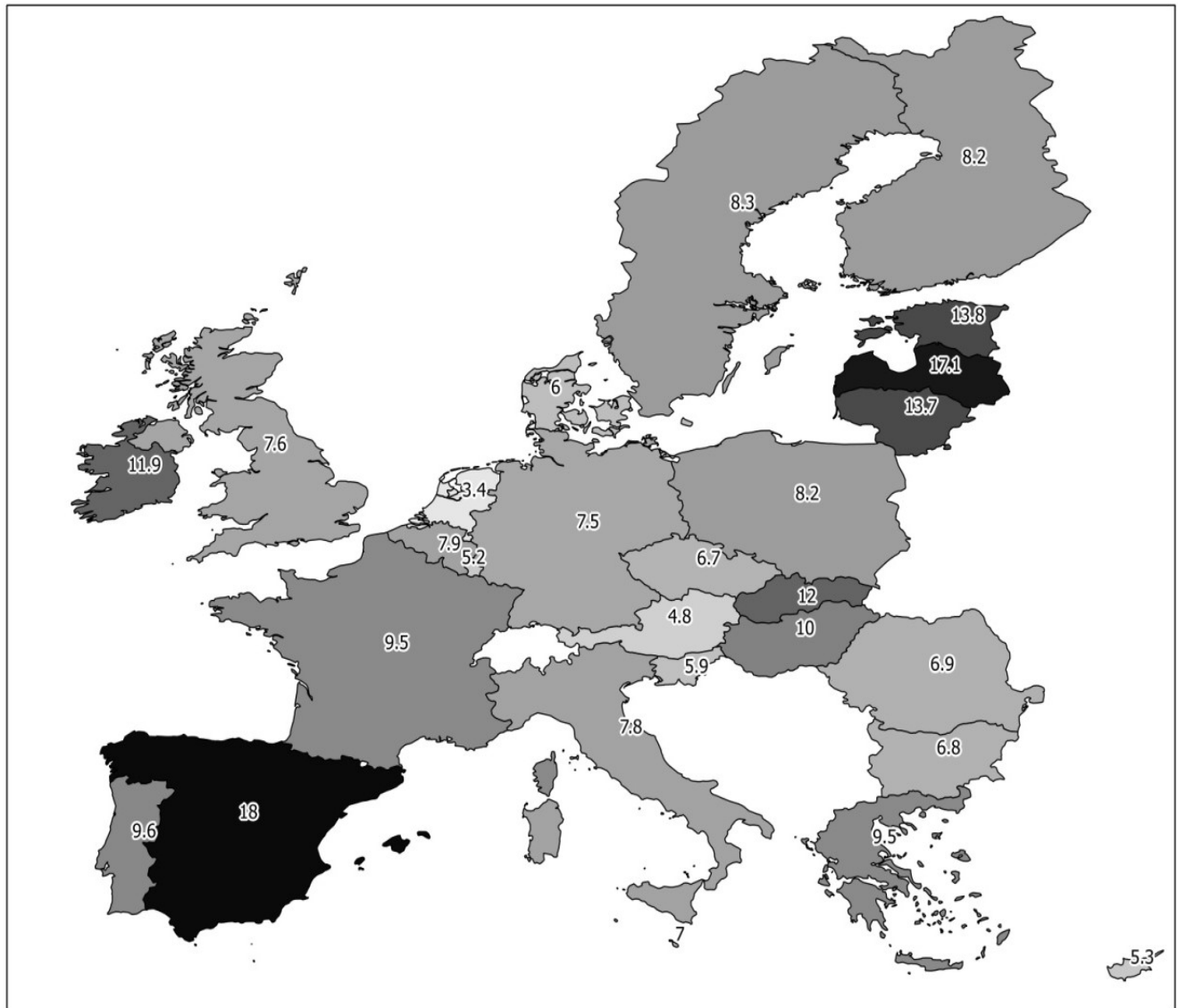
Source: Eurostat (migr\_pop3ctb)

## 1.15 Harmonised unemployment rates %

	1995	2000	2005	2008	2009	Number of unemployed (*1,000) 2009
Austria	3.9	3.6	5.2	3.8	4.8	212.0
Belgium	9.7	6.9	8.5	7.0	7.9	376.9
Bulgaria	na	16.4	10.1	5.6	6.8	234.9
Cyprus	na	4.9	5.3	3.6	5.3	21.2
Czech Republic	8.7	8.7	7.9	4.4	6.7	358.1
Denmark	4.4	4.3	4.8	3.3	6.0	176.6
Estonia	12.8	12.8	7.9	5.5	13.8	95.1
Finland	9.8	9.8	8.4	6.4	8.2	221.0
France	9.1	9.0	9.3	7.8	9.5	2739.7
Germany	7.8	7.5	10.7	7.3	7.5	3228.8
Greece	11.4	11.2	9.9	7.7	9.5	na
Hungary	6.3	6.4	7.2	7.8	10.0	421.0
Ireland	4.3	4.3	4.4	6.3	11.9	255.5
Italy	10.1	10.1	7.7	6.7	7.8	na
Latvia	13.7	13.7	8.9	7.5	17.1	209.1
Lithuania	16.4	16.4	8.3	5.8	13.7	230.0
Luxembourg	2.3	2.2	4.6	4.9	5.2	13.1
Malta	6.7	6.7	7.2	5.9	7.0	12.1
Netherlands	2.8	2.8	4.7	2.8	3.4	303.7
Poland	16.1	16.1	17.8	7.1	8.2	1411.6
Portugal	4.0	4.0	7.7	7.7	9.6	528.6
Romania	na	7.3	7.2	5.8	6.9	680.7
Slovak Republic	18.7	18.8	16.3	9.5	12.0	318.6
Slovenia <sup>2</sup>	7.2	6.7	6.5	4.4	5.9	62.1
Spain	11.4	11.1	9.2	11.3	18.0	4149.5
Sweden	5.6	5.6	7.7	6.2	8.3	407.5
United Kingdom	5.4	5.4	4.8	5.6	7.6	2364.0

Source: Eurostat (tsiem110 and DS-072003)

## 1.15F Harmonised unemployment rates %, 2009



Source: Eurostat (tsiem110 and DS-072003)



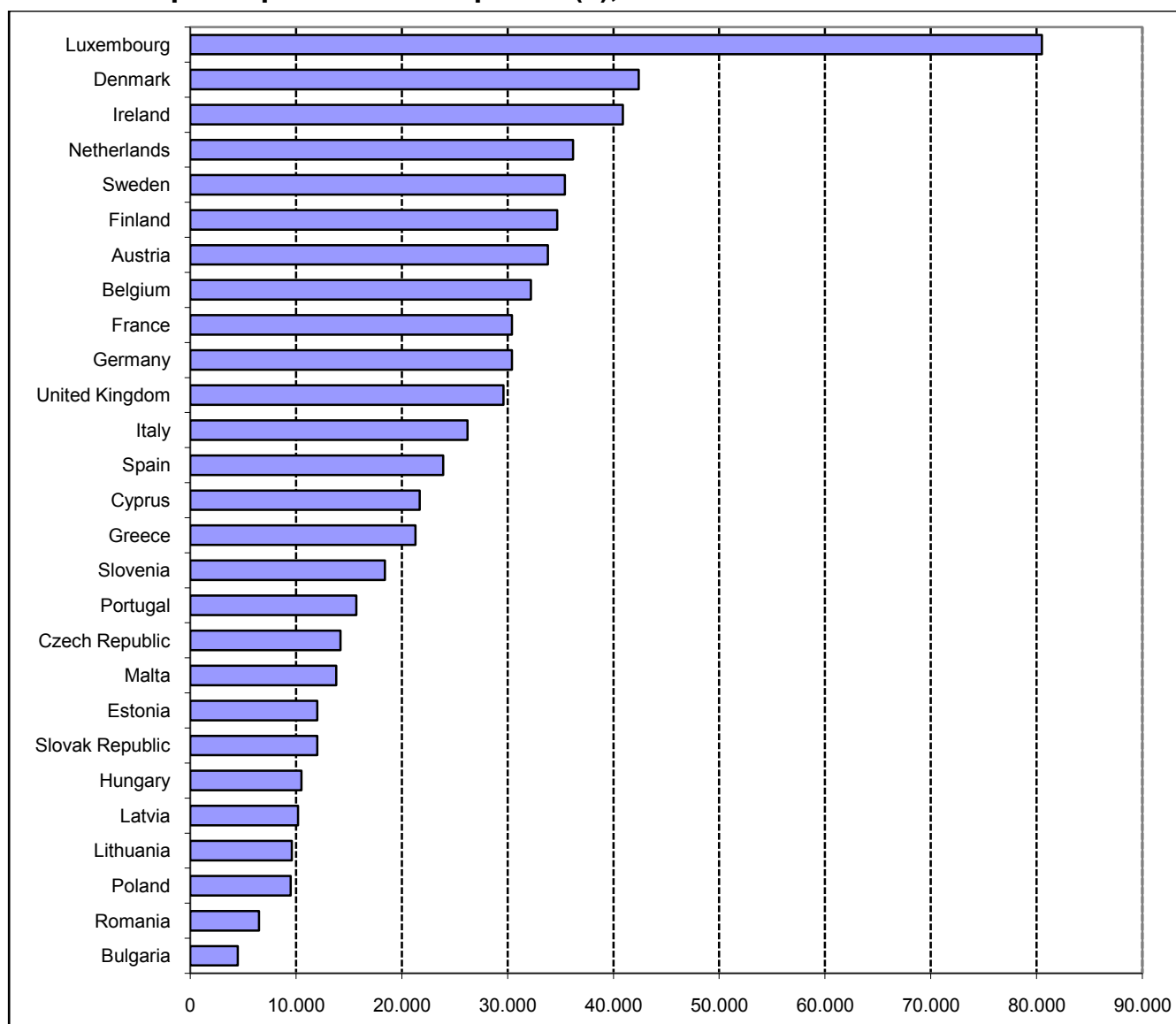
## 1.16 GDP per capita at current prices (€)

	1990	1995	2000	2005	2008	2009
Austria	16,900	22,900	25,900	29,600	33,800	na
Belgium	na	21,400	24,600	28,900	32,200	31,300
Bulgaria	1,200	1,200	1,700	2,800	4,500	na
Cyprus	na	10,900	14,500	18,000	21,700	na
Czech Republic	na	4,100	6,000	9,800	14,200	na
Denmark	20,800	26,600	32,500	38,300	42,400	40,500
Estonia	na	2,000	4,500	8,300	12,000	10,200
Finland	21,900	19,600	25,500	30,000	34,700	32,000
France	16,800	20,200	23,700	27,400	30,400	na
Germany	na	23,600	25,100	27,200	30,400	29,400
Greece <sup>1</sup>	na	9,500	12,600	17,600	21,300	21,100
Hungary	na	3,400	5,000	8,800	10,500	9,300
Ireland	na	18,100	27,600	39,100	40,900	na
Italy	15,700	15,100	20,900	24,400	26,200	25,200
Latvia	na	1,500	3,600	5,700	10,200	8,300
Lithuania	na	1,400	3,500	6,100	9,600	8,000
Luxembourg	22,900	38,600	50,200	65,099	80,500	na
Malta	na	7,300	10,800	11,800	13,800	13,800
Netherlands	15,500	20,700	26,300	31,500	36,200	34,500
Poland	na	2,800	4,900	6,400	9,500	na
Portugal	na	8,700	12,000	14,100	15,700	15,400
Romania	1,237	1,210	1,809	3,688	6,499	5,400
Slovak Republic	na	2,800	4,100	7,100	12,000	11,700
Slovenia	na	8,000	10,800	14,400	18,400	17,100
Spain	na	11,600	15,700	20,900	23,900	22,800
Sweden	22,500	22,000	30,000	32,600	35,400	30,800
United Kingdom	14,000	15,200	27,200	30,400	29,600	25,400

<sup>1</sup> 2005, 2008 and 2009 = provisional value

Source: Eurostat (DS-070992)

## 1.16F GDP per capita at current prices (€), 2008



Source: Eurostat

## 1.17 GDP per capita in Purchasing Power Standards

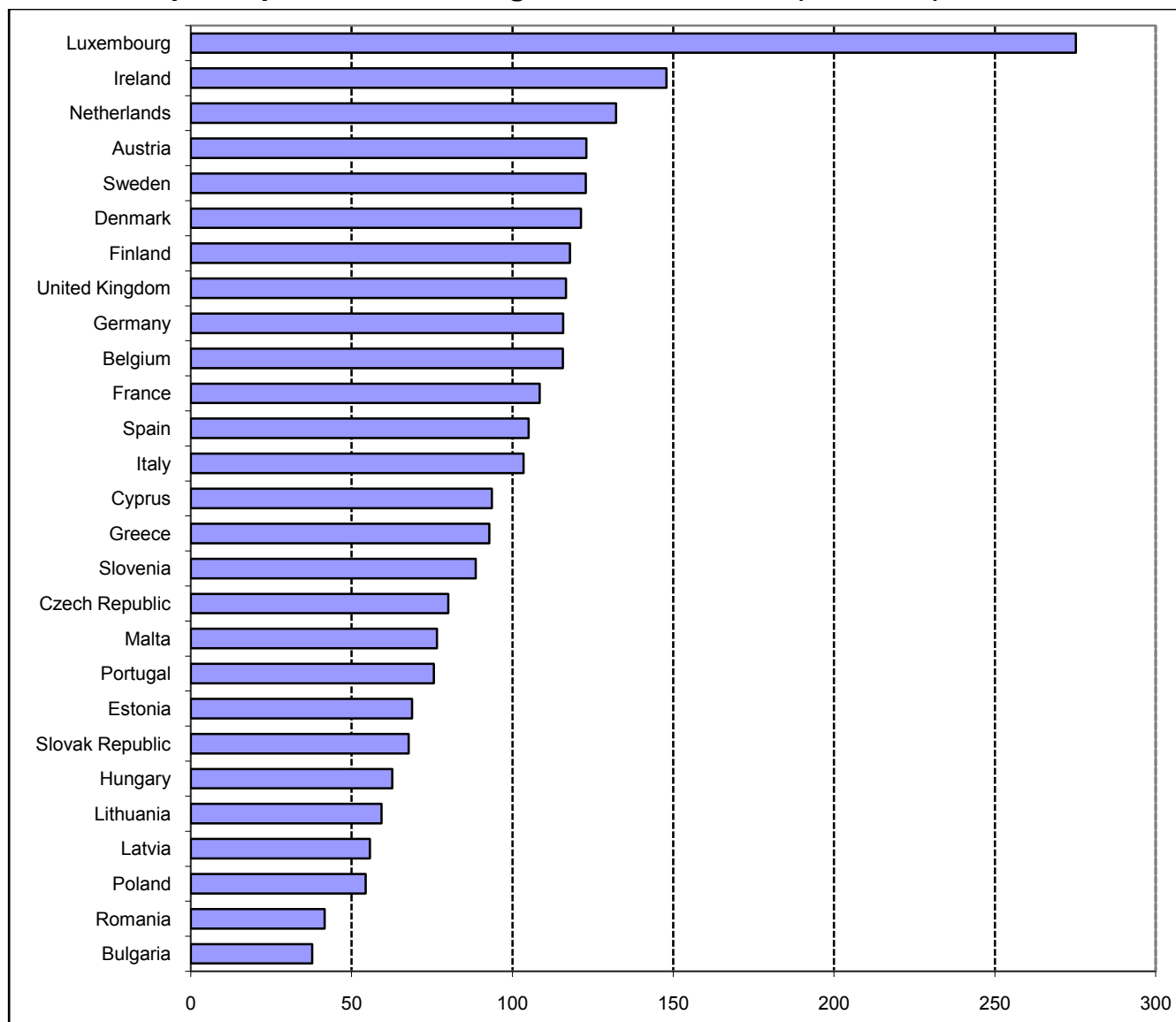
	1995	2000	2005 <sup>1</sup>	2007	2008
Austria	134.8	131.4	124.5	123.0	123.5
Belgium	128.7	126.1	119.8	115.7	115.1
Bulgaria	31.9	27.8	34.5	37.7	41.3
Cyprus	88.5	88.8	90.9	93.6	95.8
Czech Republic	73.5	68.5	75.9	80.1	80.4
Denmark	131.8	131.6	123.7	121.3	120.1
Estonia	36.0	45.0	61.6	68.8	67.4
Finland	107.7	117.1	114.3	117.9	116.8
France	115.9	115.4	110.6	108.5	108.0
Germany	129.0	118.5	116.9	115.8	115.6
Greece <sup>2</sup>	84.2	84.1	91.8	92.8	94.3
Hungary	51.8	55.3	63.2	62.6	64.4
Ireland	130.3	130.8	143.7	147.9	135.4
Italy	121.0	116.9	104.9	103.5	101.8
Latvia	31.4	36.7	48.6	55.7	57.3
Lithuania	35.6	39.3	52.9	59.3	61.9
Luxembourg	222.7	243.7	254.5	275.2	276.4
Malta	86.6	83.6	77.9	76.5	76.0
Netherlands	123.6	134.3	130.8	132.2	134.0
Poland	42.9	48.3	51.4	54.4	56.4
Portugal	74.9	78.0	77.0	75.6	76.0
Romania	na	26.1	35.0	41.6	na
Slovak Republic	47.6	50.1	60.2	67.7	72.2
Slovenia	74.3	79.8	87.5	88.6	90.9
Spain	91.7	97.4	102.0	105.0	102.6
Sweden	125.4	126.7	120.3	122.8	120.0
United Kingdom	113.0	119.0	121.9	116.7	116.2
EU-27	100.0	100.0	100.0	100.0	100.0

1 Break in series

2 2007 = provisional value

Source: Eurostat (tsieb010)

### 1.17F GDP per capita in Purchasing Power Standards (EU = 100)



Source: Eurostat

## 1.18 Gross fixed residential capital formation in housing at current prices (% of GDP)

	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Austria	5.8	5.2	4.8	6.6	5.4	5.0	4.7	4.5	4.4	4.4	4.3	4.3	4.4	4.4
Belgium	na	na	na	na	na	na	na	na	na	na	na	na	na	na
Bulgaria	na	na	na	na	na	na	na	na	na	na	na	na	na	na
Cyprus	na	na	na	7.1	5.4	5.2	5.7	6.4	7.4	8.3	8.7	8.9	8.7	8.0
Czech Republic	na	na	na	na	3.4	3.1	3.1	3.0	3.1	3.0	3.0	3.8	3.6	3.3
Denmark	5.5	4.5	3.8	3.9	4.7	4.3	4.3	4.9	5.2	6.0	6.6	6.9	5.9	5.1
Estonia	na	na	na	na	2.0	2.1	2.5	3.1	3.8	4.9	6.2	5.9	4.0	3.2
Finland	7.5	6.5	7.6	3.7	6.2	5.6	5.3	5.8	6.4	6.8	7.0	6.9	6.4	5.8
France	5.9	5.3	4.8	4.3	5.4	5.4	5.5	5.6	5.9	6.1	6.6	6.9	6.9	6.4
Germany	na	na	na	7.9	6.8	6.3	5.8	5.7	5.5	5.2	5.5	5.4	5.5	5.6
Greece	na	na	na	5.0	6.8	6.8	7.4	7.7	7.3	7.0	8.7	7.6	5.3	4.2
Hungary	na	na	na	na	3.6	4.4	4.8	5.0	5.3	4.6	3.8	4.0	4.3	0.0
Ireland	na	na	4.3	5.4	8.3	8.6	8.8	10.6	12.2	13.6	14.0	12.3	8.8	0.0
Italy	7.0	6.3	5.4	4.9	4.3	4.2	4.3	4.5	4.6	4.9	5.0	5.1	5.0	4.7
Latvia	na	na	na	na	2.3	2.3	1.9	1.9	2.8	2.5	3.2	4.1	4.6	3.7
Lithuania	na	na	na	na	1.8	1.6	1.3	1.4	2.3	2.2	2.5	2.8	3.4	3.2
Luxembourg	na	3.4	5.2	3.8	2.4	2.8	2.3	2.6	2.4	2.2	2.0	1.9	1.8	1.8
Malta	na	na	na	na	3.3	3.9	4.1	4.2	4.5	4.9	5.2	5.8	4.2	2.8
Netherlands	6.6	5.2	5.4	5.6	5.9	6.1	5.8	5.7	5.9	6.1	6.3	6.4	6.4	5.9
Poland	na	na	na	2.5	3.0	2.8	2.8	2.7	2.6	2.7	2.8	3.0	3.3	na
Portugal	na	na	na	na	na	na	na	na	na	na	na	na	na	na
Romania	na	na	na	na	1.0	1.1	1.5	1.7	1.6	2.0	1.8	2.4	na	na
Slovak Republic	na	na	na	na	4.5	3.5	3.4	3.0	2.8	2.9	2.3	2.4	2.3	2.3
Slovenia	na	na	na	na	3.7	3.3	3.1	2.9	3.2	3.8	3.9	4.3	4.6	4.1
Spain	5.4	4.2	5.0	4.5	6.1	6.5	7.1	7.8	8.4	8.9	9.3	9.3	8.1	5.9
Sweden	4.8	4.2	5.7	1.5	2.0	2.3	2.5	2.6	2.9	3.2	3.6	3.9	3.6	2.9
United Kingdom	na	na	na	na	2.8	2.9	3.2	3.4	3.7	3.8	4.0	4.0	3.5	2.8

Source: data 1980 through 1995 from previous Issues Housing Statistics  
2000 and onwards Eurostat, calculation by TU Delft  
Calculation by Eurostat tables =  $\text{nama\_pi6\_c} / \text{nama\_gdp\_c}$

## 1.19 At risk of poverty rate before and after social transfers

	Before social transfer <sup>1</sup>				After social transfer <sup>2</sup>			
	1995	2000	2005	2008	1995	2000	2005	2008
Austria	24	22	24	24	13	12	12	12
Belgium	27	23	28	27	16	13	15	15
Bulgaria	na	18	17	27	na	14	14	21
Cyprus	na	na	22	22	na	na	16	16
Czech Republic	na	na	21 <sup>3</sup>	20	na	na	10 <sup>3</sup>	9
Denmark	na	na	30	28	10	na	12	12
Estonia	na	26	24	25	na	18	18	19
Finland	na	19	28	28	na	11	12	14
France	26	24	26	23	15	16	13	13
Germany	22	20	23 <sup>3</sup>	24	15	10	12 <sup>3</sup>	15
Greece	23	22	23	23	22	20	20	20
Hungary	na	17	29	30	19	11	13	12
Ireland	34	31	32	34	19	20	20	16
Italy	23	21	23	23	20	18	19	19
Latvia	na	22	26 <sup>3</sup>	30	na	16	19 <sup>3</sup>	26
Lithuania	na	23	26 <sup>3</sup>	27	na	17	21 <sup>3</sup>	20
Luxembourg	25	23	24	24	12	12	14	13
Malta	na	19	21	23	na	15	14	15
Netherlands	24	22	22 <sup>3</sup>	20	11	11	11 <sup>3</sup>	11
Poland	na	30	30 <sup>3</sup>	25	na	16	21 <sup>3</sup>	17
Portugal	27	27	26	25	23	21	19	18
Romania	na	21	24	31	na	17	18	23
Slovak Republic	na	na	22 <sup>3</sup>	18	na	na	13 <sup>3</sup>	11
Slovenia	na	18	26 <sup>3</sup>	23	na	11	12 <sup>3</sup>	12
Spain	27	22	24	24	19	18	20	20
Sweden	na	na	29	29	na	:	9	12
United Kingdom	32	29	31 <sup>3</sup>	29	20	19	19 <sup>3</sup>	19

1. The value indicates the share of persons with an equivalised disposable income, before social transfers, below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers). Retirement and survivor's pensions are counted as income before transfers and not as social transfers
2. The value indicates the share of persons with an equivalised disposable income below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers)
3. Break in series

Source: 1995 = Eurostat as in Housing Statistics in the EU 2006

Source: 2000, 2005 and 2008 = Eurostat (tsisc020 and tsisc030)

## 1.20 Most recent and forthcoming censuses and national housing condition survey

	Most recent census/sample	Forthcoming census/sample	Most recent housing condition survey	Forthcoming housing condition survey
Austria	15 May 2001	2011	2009	2010
Belgium	2001	2011	2005 (Flanders region)	2005 (wallon region)
Bulgaria				
Cyprus	1 October 2001	2011	1982	Not planned
Czech Republic	1 March 2001	2011	1999	na
Denmark <sup>1</sup>	1. January 2009	2010	1 January 2009	2010
Estonia	21 March 2000	2011	2009	2010
Finland	31 December 2009	31 December 2010	31 December 2009	31 December 2010
France <sup>1</sup>	1999	No More <sup>2</sup>	2006	2012
Germany <sup>1</sup>	2008	2011	2006	2010
Greece <sup>1</sup>	17 March 2001	2011	2001	2011
Hungary	1 February 2001	2011	2003	na
Ireland	38465	2011	2002	ca 2011
Italy	21 October 2001	2011	21 October 2001	2011
Latvia	31 March 2000	2011	2008	2009
Lithuania	36987	2010	36987	2010
Luxembourg	15 February 2001	February 2011	15 February 2001	February 2011
Malta	38683	Still to be decided	2008	2009
Netherlands	2009	2012	1999-2000	2011
Poland	20 May 2002	2011	2003	2004
Portugal	12 March 2001	2011	12 March 2001	2011
Romania	37333	2011	2008	2009
Slovak Republic	26 May 2001	2011	2003	Not planned
Slovenia <sup>3</sup>	31 March 2002	2011	na	na
Spain <sup>1</sup>	37196	2011	2009	2010
Sweden	33178	2011	33178	2011
United Kingdom <sup>4</sup>	36982	2011	2003	na

1. DK: Combination of Building and Dwelling register and Central Population Register; FR: General Population Census; DE Zusatzserhebung zum mikrosensus; GR: National Population and Housing Census. Population sample surveys are held halfway trough each decade; ES: Population Census and Housing Census
2. Continual census from 2004
3. Some content will be included in SILC survey
4. Seperate, but similar censuses in England, Wales, Scotland and Northern Ireland

Source: National statistical institutes, Ireland: Department of the Environment, Heritage and Local Government





## **Chapter 2 Quality of the Housing Stock**



## 2.1 Average useful floor area per dwelling and per person (m<sup>2</sup>)

	Year	Total dwelling stock (m <sup>2</sup> /dwelling)	Year	Dwellings completed (m <sup>2</sup> /dwelling)	Year	Occupied dwelling stock (m <sup>2</sup> /person)
Austria	2009	98.5 <sup>1</sup>	2002	101.0	2009	42.9 <sup>1</sup>
Belgium	2001	81.3	2005	105.0	-	na
Bulgaria	2008	63.9	2008	88.2	2008	25.2
Cyprus	-	na	2002	197.6	-	na
Czech Republic	2001	76.3 <sup>2</sup>	2008	107.0	2001	28.7 <sup>2</sup>
Denmark	2009	114.4	2008	131.5	2009	51.4
Estonia	2009	61.2	2009	100.8	2009	29.7
Finland	2009	79.4	2008	101.7	2009	38.9
France	2006	91.0 <sup>2</sup>	2006	99.0 <sup>3</sup>	2006	39.9
Germany	2006	89.9	2008	113.6	2006	42.9
Greece	2001	81.3	2001	124.6 <sup>4</sup>	2001	30.6
Hungary	2005	77.7	2009	88.8	2005	31.2
Ireland	2003	104.0	2003	105.0	2002	35.0
Italy	2001	96.0	2007	73.5	2001	36.5
Latvia	2008	58.5	2008	142.7	2008	27.0
Lithuania	2008	62.9	2003	106.2	2008	24.9
Luxembourg	2008	133.5 <sup>5</sup>	2007	180.4	2008	66.3 <sup>5</sup>
Malta <sup>6</sup>	2002	106.4	-	na	2002	34.3
Netherlands	2000	98.0	2000	115.5	2000	41.0
Poland	2008	70.2	2008	104.0	2008	24.2
Portugal	2001	83.0 <sup>2</sup>	2008	96.2 <sup>5</sup>	-	na
Romania	2008	38.7	2008	70.0	2008	15.0
Slovak Republic	2001	56.1	2009	116.2	2001	26.0
Slovenia	2004	75.6	2004	108.7	2004	30.9
Spain	2008	99.1 <sup>5</sup>	2008	116.0	2008	33.0
Sweden	2008	92.8	2009	99.1	2008	45.2
United Kingdom <sup>7</sup>	2001	86.9	1981-2001	82.7	2001	44.0 <sup>8</sup>

See list of definitions "Floor area: useful" in Appendix 1

1 Main residencies only (Micro census)

2 Permanently occupied dwellings only

3 Dwellings is used for dwellings built after 1999

4 Private building activity, new dwellings and approvals according to permits issued for new dwellings and extensions

5 Estimate

6 Including primary and secondary residences

7 The figures refer to England, not the UK

8 Figures are for households - i.e. they do not include vacant dwellings

Source: National statistical institutes

CZ and SK Population and Housing Census 2001

DK Housing Census 2009

FR Enquête logement INSEE 2006

GR Population and Housing Censuses

IE Department of the Environment, Heritage and Local Government

LU Housing Observatory - Ministry of Housing; estimation from EU-SILC 08 data and "Statistique des Logements Achevés" 2007 from Statec

ES EPF

## 2.2 Average number of rooms per dwelling and per new dwelling

	Year	Total dwelling stock	Year	Dwellings completed
Austria <sup>1</sup>	2009	4.1	2002	3.5
Belgium	2001	4.7		
Bulgaria				
Cyprus	2001	5.4	2003	3.0
Czech Republic	2001	2.9 <sup>2</sup>	2008	3.4
Denmark	2009	3.5	2003	3.4
Estonia <sup>3</sup>	2009	3.3	2009	3.8
Finland	2009	3.7	2009	4.2
France	2006	4.0	2006	4.1 <sup>4</sup>
Germany	2008	4.4	2008	4.9
Greece	2001	3.8 <sup>5</sup>	2001	3.1
Hungary	2010	2.6	2009	3.1
Ireland	2002	5.6	2003	5.6
Italy	2001	4.2	2007	3.4
Latvia	2008	2.5	2004	4.3
Lithuania	2003	2.5	2003	3.5
Luxembourg	2008	4.5 <sup>6</sup>	2001	5.2
Malta	2005	5.7 <sup>3</sup>		na
Netherlands	2009	4.3	2009	3.7
Poland	2008	3.7 <sup>7</sup>	2008	4.3
Portugal	2008	4.8 <sup>8</sup>	2003	4.9
Romania	2008	2.6	2008	3.4
Slovak Republic	2001	3.2 <sup>2</sup>	2009	3.1
Slovenia	2004	2.8	2004	3.3
Spain	2008	5.1 <sup>6</sup>	2003	6.0
Sweden	2008	4.2	2009	4.4
United Kingdom <sup>9</sup>	2001	4.7	2001	4.5

Definitions differ between countries (see the entries for "room" in Appendix 1) and the most important difference is how the kitchen is treated. Many countries use a definition that includes a minimum number of square metres and this also affects whether or not a kitchen is counted. In the following countries a kitchen is always or at least usually not counted as a room: Austria, Czech Republic, Denmark, France and Lithuania

1 Main residences, includes kitchen (4 m2 or more)

2 Permanently occupied dwellings only

3 Including kitchen

4 Dwellings built after 1999

5 Total stock of 'conventional' dwellings

6 Estimate

7 Occupied dwellings, kitchen not included

8 Mainland only

9 England: not the UK

Source: National statistical institutes

CZ and SK Population and Housing Census 1.5.2001

GR Census 2001

FR Enquête logement 2006, INSEE

IE Department of the Environment, Heritage and Local Government

LU Housing Observatory - Ministry of Housing

MT Census of Population and Housing 2005

ES EPF

## 2.3 Bath/shower, hot running water and central heating in total dwelling stock (as % of dwelling stock)

	Year	Bath/shower	Year	Hot running water	Year	Central heating
Austria <sup>1</sup>	2009	99.2	-	na	2009	92.0
Belgium	2009	96.8	2009		2009	83.1
Bulgaria						
Cyprus <sup>2</sup>	2001	99.0	-	na	2001	27.3
Czech Republic <sup>2</sup>	2001	95.5	2001	95.1	2001	81.7
Denmark	2009	96.0	-	na	2009	98.0
Estonia	2002	67.1	-	68.0	2002	59.0
Finland	2009	99.1	2009	97.1	2009	93.4
France	2006	98.5	2006	98.5	2006	93.0
Germany	-	na	-	na	2006	92.3 <sup>3</sup>
Greece <sup>2</sup>	2001	97.8	-	na	2001	62.0
Hungary	2005	91.3	2005	91.5	2005	56.7
Ireland	2002	94.0	-	na	2002	59.0
Italy	2008	99.4	2004	99.6	2004	94.7
Latvia	2008	60.3	2008	61.6	2008	61.2
Lithuania	2008	71.1	2008	61.6	2008	73.5
Luxembourg	2008	99.0	2008	99.7	2008	72.8
Malta <sup>2</sup>	2005	98.2	2005	97.1 <sup>4</sup>	2005	1.2 <sup>5</sup>
Netherlands	2009	100.0	2009	100.0	2009	94.0 <sup>3</sup>
Poland <sup>2</sup>	2008	86.9	2002	83.0	2008	78.0
Portugal	2001	65.6	-	na	2001	3.8
Romania	2008	58.9	2008	57.2	2008	51.9
Slovak Republic <sup>2</sup>	2001	92.8	2001	90.5	2001	74.3
Slovenia	2004	92.3	-	na	2004	79.1
Spain	2008	na	2008	99.5	2008	63.8
Sweden	2008	100.0	2008	100.0	2008	100.0
United Kingdom <sup>6</sup>	2001	99.0	2001	100.0	2001	94.0

See "equipment of dwellings" in Appendix 1

1 Main residences

2 (Permanently) occupied dwellings

3 Can include categories like district heating, central/zone heating and self-contained central heating

4 Availability of water heater or solar water heater

5 Excluding air conditioning stand alone units

6 The figures refer to England, not the UK

Source: National statistical institutes

CZ and SK Population and Housing Census 2001

DK Housing Census 2009

FR Enquête logement 2006, INSEE

GR 2001 Housing Census

LU Housing Observatory - Ministry of Housing; estimation from EU-SILC 08

RO 2002 Housing Census, 2008 Family Budget Survey

ES EPF

## 2.4 Age distribution of housing stock

	Year	<1919	1919-1945	1946-1970	1971-1980	1981-1990	1990-2000	> 2000
Austria <sup>1 2</sup>	2009	15.2	8.2	28.0	15.2	11.5	13.6	8.3
Belgium <sup>3 4</sup>	2009	17.1	24.2	24.2	13.7	20.8		
Bulgaria								
Cyprus <sup>5 6</sup>	2001	na	7.4	16.9	20.7	27.4	27.1	-
Czech Republic <sup>1 5</sup>	2005	10.5	14.2	25.4	21.8	15.8	7.9	3.4
Denmark <sup>7</sup>	2009	19.7	16.1	26.4	16.6	9.1	5.4	6.7
Estonia	2009	9.4	14.2	30.0	21.5	19.6	2.0	3.3
Finland <sup>4</sup>	2009	1.5	8.1	27.6	21.5	18.5	11.5	9.8
France <sup>1 8</sup>	2006	17.0	13.2	17.4	25.2	10.2	8.5	8.4
Germany <sup>9</sup>	2006	14.4	13.6	46.3		13.2	9.2	3.3
Greece	2001	3.1	7.2	31.8	24.5	19.1	14.4	na
Hungary <sup>10</sup>	2005	-	20.8	27.2	23.1	17.8	7.9	3.2
Ireland	2002	9.4	8.0	15.9	14.2	13.2	19.5	19.8
Italy <sup>11</sup>	2001	14.2	9.9	36.8	18.8	12.2	7.9	-
Latvia	2008	13.8	13.1	22.1	19.4	20.2	7.0	4.4
Lithuania	2002	6.2	23.3	33.1	17.6	13.5	6.3	-
Luxembourg <sup>3</sup>	2008	21.8	25.6	29.2	11.6	5.1	4.5	2.2
Malta <sup>12</sup>	2005	12.2	10.0	22.1	16.2	19.1	17.0	3.4
Netherlands <sup>13</sup>	2009	6.9	13.9	27.0	17.0	15.4	12.0	7.9
Poland <sup>14</sup>	2002	10.1	13.1	26.9	18.3	18.7	12.9	-
Portugal <sup>3</sup>	2008	7.4	10.0	21.9	16.1	18.8	17.7	8.1
Romania <sup>15</sup>	2002	3.9	11.5	37.3	23.8	14.8	7.3	1.4
Slovak Republic <sup>1 5</sup>	2001	3.4	6.6	35.1	25.6	21.0	6.2	0.6
Slovenia <sup>16</sup>	2004	15.1	7.8	27.7	23.2	16.0	6.9	3.4
Spain <sup>17</sup>	2001	8.9	4.2	33.5	24.1	13.6	15.7	-
Sweden	2008	12.1	14.7	37.0	16.8	9.4	5.5	4.6
United Kingdom <sup>18</sup>	2004/5	17.0	17.0	21.0	21.8	20.0	na	na

Dwellings classified by the period in which the construction of the building containing them was completed.

1 (Permanently) occupied dwellings

2 1919-1944, 1945-1970, 1991-2000

3 Estimate

4 From 1981 and onwards

5 Difference of percentage totals 100% due to unknown age of stock

6 < 1945 covers conventional dwellings

7 < 1919, 1920-1945, 1945-1969, 1970-1979, 1980-1990, 1991-2000 > 2000

8 <1915, 1915-1948, 1949-1967, 1968-1981, 1982-1989, 1990-1998, >1999

9 <1919, 1919-1948, 1949-1978, 1979-1986, 1987-1990, 1991-2000, >2000

10 <1944, 1945-1969, 1970-1979, 1980-1989, 1990-1999, >2000

11 <1919, 1919-45, 1946-71, 1972-81, 1982-91, >1991

12 <1920, 1921-1950, 1951-1976, 1977-1985, 1986-1990, >1990

13 <1906, 1906-1944, 1945-1970, 1971-1980, 1981-1990, 1991-2000, >2000

14 <1918, 1918-1944, 1945-1970, 1971-1978, 1979-1988, >1988

15 <1910, 1910-1944, 1945-1970, 1971-1980, 1981-1989, 1990-1999, >1999

16 Data include holiday dwellings

17 Main residences only: <1920, 1921-1940, 1941-1970, 1971-1980, 1981-1990, 1991-2001

18 <1919, 1919-1944, 1945-1964, 1965-1984, >1984

Source: National statistical institutes

CZ Population and Housing Census 2001

DK Housing Census 2009

FR Enquête logement 2006

GR Housing Census 2001

MT Census of Population and Housing 2005

ES Censo de poblacion y viviendas 2001

## 2.5 Dwellings in multi-family building in 2009 / high-rise residential buildings in 2004

	Share of multi-family and high-rise dwellings in total dwelling stock	
	Multi-family dwellings (%) <sup>1</sup>	High-rise dwellings (%)
Austria		
Belgium	25.1	4.3
Bulgaria		
Cyprus	na	na
Czech Republic	56.5	33.8
Denmark	39.7	10.4
Estonia	70.3	na
Finland	57.5	22.0
France	43.7	15.9
Germany <sup>2</sup>	53.0	6.0
Greece	40.6	na
Hungary	33.6	23.2
Ireland	8.6	na
Italy	54.9	22.7
Latvia	71.4	na
Lithuania	61.2	na
Luxembourg	29.1	16.2
Malta	na	na
Netherlands	29.0	6.7
Poland	63.1	38.9
Portugal	22.6	21.6
Romania	na	na
Slovak Republic <sup>3</sup>	51.5	37.5
Slovenia <sup>2</sup>	28.4	12.4
Spain <sup>2</sup>	18.1	30.6
Sweden	54.6	na
United Kingdom	18.7	2.4

"High-rise dwellings" are dwellings in residential buildings that contain several dwellings and have more than four storeys

1. CZ, HU, LU, PL, SK, ES = 2004; FR= 2006; IT, PT, ES, SE = 2008
2. The share of multi-family dwellings in this table is not comparable to the figures in Table 3.1 Two-dwelling buildings are not included in Table 2.5 but they are included in multi-family buildings in Table 3.1 for Germany and Slovenia. For Spain the figures in Table 2.5 refer to the whole dwelling stock but in Table 3.1 they refer to principal dwellings
3. Permanently occupied dwellings only

Source: Sustainable Refurbishment of High-Rise Residential Buildings and Restructuring of Surrounding Areas in Europe, Commissioned by: Ministry of Housing, Spatial Planning and the Environment, Netherlands: To: PRC Bouwcentrum Int. Environment, Netherlands  
DK Statistics Denmark and BBR  
FR Enquête logement 2006  
HU Hungarian Housing Conditions Survey 2003  
ES Encuesta de Presupuestos Familiares. Instituto Nacional de Estadística  
SK Population and Housing Census 2001





## **Chapter 3 Availability of Housing**



### 3.1 Types of accommodation also included in dwelling stock in Table 3.2

	Summer or winter homes	Second homes	Collective homes	Hotels	Caravans	Ships	Vacant dwellings	Non- permanent habitation
Austria <sup>1</sup>	+	+	-	-	-	-	+	-
Belgium	+	+	+	-	-	-	+	+
Bulgaria								
Cyprus	+	+	+	-	-	-	+	-
Czech Republic	-	+	-	-	-	-	+	+
Denmark	-	-	-	-	-	-	+	-
Estonia	+	+	-	-	-	-	+	-
Finland	-	+	-	-	-	-	+	+
France	+	+	-	+	+	+	+	-
Germany	+	+	-	-	-	-	+	-
Greece	+	+	-	-	-	-	+	+
Hungary <sup>2</sup>	+	+	-	-	-	-	+	-
Ireland	+	+	-	-	+	-	+	+
Italy	+	+	-	-	-	-	+	-
Latvia	+	-	-	-	-	-	+	-
Lithuania	-	-	+	-	-	-	-	+
Luxembourg	-	-	+	+	+	+	-	-
Malta <sup>3</sup>	+	+	-	-	-	-	-	+
Netherlands	-	-	-	-	-	-	+	-
Poland <sup>4</sup>	-	+	+	+	+	+	+	+
Portugal	+	+	-	-	-	-	+	+
Romania	+	+	-	-	-	-	+	+
Slovak Republic	-	-	-	-	-	-	+	-
Slovenia	+	+	-	-	-	-	+	-
Spain	+	+	+	+	+	+	+	-
Sweden	-	+	+	-	-	-	+	-
United Kingdom	+	+	-	-	-	-	+	-

(+) Yes; (-) No

1 Refers to Censuses 1981, 1991 and 2001. In "main residences" none of the categories is included.

2 Only summer or winter homes that are occupied are included in dwelling stock

3 Non-permanent habitation only includes caravans, garages and cellars

4 National Census of Population and Dwellings, 2002

Source: National statistical institutes

IE Department of the Environment, Heritage and Local Government

LU Housing Observatory - Ministry of Housing

SK Population and Housing Census 26.5.2001

### 3.2 Dwelling stock by type of building (\*1,000)

	1980 <sup>1</sup>			1990 <sup>2</sup>			2000 <sup>3</sup>			2004 <sup>4</sup>			2009 <sup>5</sup>		
	T	MF	OF	T	MF	OF	T	MF	OF	T	MF	OF	T	MF	OF
Austria <sup>6 7</sup>	3,052	1,573	1,479	3,393	17	1,693	3,858	1,977	1,881	3,429	1,734	1,695	3,598	1,854	1,744
Belgium	3,811	na	na	3,882	na	na	na	na	na	4,820	na	na	5,043	1,430	3,613
Bulgaria	na	na	na	na	na	na	na	na	na	na	na	na			
Cyprus <sup>8</sup>	169	81	87	232	122	110	288	na	na	na	na	na			
Czech Republic <sup>9</sup>	3,495	1,890	1,605	3,706	2,181	1,525	3,828	2,196	1,632	na	na	na	na	na	na
Denmark	2,320	915	1,197	2,573	951	1,381	2,726	1,000	1,467	2,778	1,028	1,513	2,680	1,087	1,594
Estonia	519	na	na	647	na	na	622	na	na	626	567	59	651	na	na
Finland	1,838	1,012	826	2,210	1,275	935	2,512	1,498	1,014	2,572	1,583	1,052	2,784	1,659	1,126
France	24,717	10,957	13,760	26,976	11,721	15,255	28,221	12,281	15,940	29,495	12,734	16,761	31,264	13,642	17,622
Germany <sup>10 11</sup>	24,406	na	na	26,327	18,575	7,752	37,630	27,227	10,402	38,587	27,675	10,912	39,268	27,962	11,306
Greece	3,999	na	na	4,652	na	na	5,465	na	na	na	na	na	na	na	na
Hungary	3,542	na	na	3,853	na	na	4,043	1,674	2,369	4,134	na	na	4,303		
Ireland	901	na	na	1,162	na	na	1,406	na	na	1,619	na	na			
Italy	na	na	na	na	na	na	27,269	20,367	6,902	na	na	na			
Latvia	772	na	na	953	753	200	941	706	235	987	704	283	1,042	744	298
Lithuania	na	na	na	1,159	na	na	1,356	na	na	1,292	na	na	1,308		
Luxembourg	na	na	na	na	na	na	na	na	na	176	55	119	188	68	120
Malta	107	na	na	na	na	na	127	na	na	na	na	na	139		
Netherlands	4,849	na	na	5,892	na	na	6,651	na	na	6,810	1,968	4,842	7,107	2,059	5,047
Poland	9,794	na	na	11,022	na	na	11,845	na	na	12,683	na	na	13,150		
Portugal	na	na	na	na	na	na	5,005	na	na	5,318	na	na	5,537		
Romania	na	na	na	8,006	na	na	7,908	na	na	8,176	na	na	8,329		
Slovak Republic <sup>7 12</sup>	1,414	587	827	1,618	806	812	1,665	845	820	1,711	na	na	1,767		
Slovenia <sup>11</sup>	na	na	na	695	na	na	777	417	361	798	na	na			
Spain <sup>11</sup>	1,458	na	na	1,722	na	na	14,184	9,777	4,407	na	na	na	25,129		
Sweden <sup>6</sup>	3,670	2,043	1,626	4,045	2,171	1,874	4,294	2,331	1,963	4,380	2,382	1,997	4,503	2,461	2,042
United Kingdom	21,517	na	na	23,383	na	na	25,283	na	na	23,500	na	na			

T = Total, MF = Multi-family and OF = One-family

See the definitions in Appendix 1. Particular attention should be paid to how secondary homes and vacant dwellings are treated in different countries. See also Table 3.1. The concept of one-family is defined to include detached, semi-detached and row houses. However, in a few cases the concept may have been interpreted literally so that the statistics provided are for detached houses

1. AT = 1981; FR = 1984
2. AT, CZ = 1991; CY, FR = 1992
3. AT, CY, CZ, IT, HU, SK = 2001; IT, FR, SI, ES = 2002
4. AT, BE, LV, LT, PT = 2003
5. FR, PT = 2006; LV, LU PL, RO SK, SE = 2008; MT = 2005
6. OF = Buildings with one or two dwellings
7. Occupied dwellings
8. One-family includes single house/dwelling and back yard houses. Multi-family includes semi detached or doublet dwellings, row houses, apartment blocks and dwellings in partly residential buildings
9. Permanently occupied dwellings; Multi-family: Block of flats including other buildings. One-family: Family house - may have up to three individual dwellings, up to two over-ground levels and one under-ground level and an attic
10. Includes Ex-GDR since 1995
11. The share of multi-family dwellings in this table is not comparable to the figures in Table 2.5. Two-dwelling buildings are included in Multi-family buildings in Table 3.1 but they are not included in Multi-family buildings in Table 2.5 for Germany and Slovenia. For Spain the figures in Table 3.1 year 2002 refer to principal dwellings but in Table 2.5 they refer to the whole dwelling stock
12. Year 2004 - expert estimate

*Source: National statistical institutes and UN/ECE*

*CZ Data 1980, 1991 and 2001: Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001*

*DK Housing Census*

*FR: Enquêtes logement*

*IT Data 2001: Census 2001*

*LU Data 2004 and 2008: estimation - EU-SILC 2004 and 2008*

*MT Data 2005: Census of Population and Housing 2005*

*SK Data 1980, 2001: Population and Housing Census: 1.11.1980, 26.5.2001*

*ES Data 2009: Ministerio de Vivienda*

*UK Data 2004: Social Trends, No.36, 2006 edition, Office for National Statistics*

### 3.3 Dwellings per 1,000 inhabitants

	1980 <sup>1</sup>	1990 <sup>2</sup>	2000 <sup>3</sup>	2005 <sup>4</sup>	2008 <sup>5</sup>
Austria <sup>6</sup>	402	380	405	427	436
Belgium	387	390	407	444	457
Bulgaria					
Cyprus	297	374	415		
Czech Republic	366	396	427		
Denmark <sup>7</sup>	435	437	453	490	500
Estonia	352	411	454	467	485
Finland	398	450	494	517	531
France	450	472	494	509	
Germany <sup>8</sup>	412	425	467	480	488
Ex-GDR	393	438	506	530	537
Greece	410 <sup>6</sup>	454	500 <sup>6</sup>	na	na
Hungary	331	372	399	413	429
Ireland <sup>9</sup>	265	292	371		
Italy	388	404	479		
Latvia	305	358	398	435	461
Lithuania	na	313	375	390	
Luxembourg	344	298	389	386	389
Malta	297	na	331	349	
Netherlands	343	393	416	421	431
Poland <sup>8</sup>	274	289	307	335	345
Portugal	349	na	482	523	
Romania	na	345	352	379	387
Slovak Republic	283	307	310	317	326
Slovenia	na	na	358		
Spain	390	440	462	526	544
Sweden	442	471	483	487	486
United Kingdom	382	407	430		

See the definitions of dwelling stock in Appendix 1. Particular attention should be paid to how secondary homes and vacant dwellings are treated in different countries. See also Table 3.1 'Principal dwelling': Dwellings that are usually occupied most of the year

1 GR, IT, LU, PT = 1981

2 FR = 1992; IT = 1991

3 CY, FR = 2002; GR, HU, IT = 2001; PT = 1999

4 FR = 2006

5 AT, DK, EE, FI, HU, NL = 2009

6 Inhabitants in main residence only

7 Occupied dwellings only; housing census

8 Dwelling units in buildings with housing space. Includes Ex-GDR since 1995

9 Dwelling stock is defined as the total number of conventional (permanent) habitable residential buildings whether occupied or not

Source: National statistical institutes

IE Department of the Environment, Heritage and Local Government

LU Housing observatory - Ministry of Housing. Estimation from Statec, EU-SILC 2004 and 2008 inquiry

PL Data 2001: National Census of Population and Dwellings

SK Data 1980, 1991, 2001: Population and Housing Census: 1.11.1980, 3.3.1991, 26.5.2001

ES Dwelling stock: Housing Census 1981, 2001; 1990: estimate. Source 2005 and 2008 Ministerio de vivienda y Cifras oficiales de población (Padron municipal)

UK Data 2004: Social Trends, No. 36, 2006 edition, Office for National Statistics

### 3.4 Vacant conventional dwellings (% of total dwelling stock)

	Around 2000	%	Around 2009	%
Austria	na	-	na	-
Belgium	na	-	na	-
Bulgaria	na	-	na	-
Cyprus <sup>1</sup>	2001	24.1	na	-
Czech Republic	2001	12.3	na	-
Denmark	2005	6.3	2009	6.8
Estonia	2002	10.9	2009	8.0
Finland	2004	8.8	2009	9.6
France	2004	6.1	2006	6.3
Germany <sup>2</sup>	2002	8.2	2006	8.0
Greece <sup>3</sup>	2001	33.2	na	-
Hungary	2005	5.6	na	-
Ireland	2002	12.0	na	-
Italy	2001	20.7	na	-
Latvia	2000	3.1	2008	8.6
Lithuania	2001	3.7	na	-
Luxembourg	2001	2.3	2008	3.0
Malta <sup>4</sup>	2005	27.6	na	-
Netherlands	2002	2.2	2009	1.5
Poland <sup>5</sup>	2002	5.3	na	-
Portugal	2001	10.6	na	-
Romania	na	-	na	-
Slovak Republic	2001	11.6	2008	11.1
Slovenia	2002	10.1	na	-
Spain	2004	21.9	na	-
Sweden <sup>6</sup>	2005	1.7	2009	1.7
United Kingdom <sup>7</sup>	2002	3.4	na	-

Second dwellings should be excluded. However, in practice, some countries may include them, which may help to explain some high values  
See also the definitions of "dwelling: vacant" in Appendix 1

1. Conventional dwellings that were not occupied as usual residence. Including available dwellings to become usual residence, second houses and for demolition
2. Excluding Ex-GDR 1993; including Ex-GDR 2002
3. Including second, vacancy and abandoned homes
4. Secondary dwellings included
5. Unoccupied dwellings intended for permanent occupancy and temporary and seasonal occupancy, so called second dwellings.
6. Dwellings ready to be rented. Rental multi-family dwellings
7. The figures refer to England (1 April)

Source: National statistical institutes

CZ Population and Housing Census 1.3.2001

DK Housing Census

FR Recensement de la population 2006

IE Department of the Environment, Heritage and Local Government

LT Population and Housing Census 2002

LU Statec

MT Census of Population and Housing 2005

PL National Housing Census 2002

ES Ministerio de vivienda. Estimate of estimation

SK Population and Housing Census 2001

### 3.5 Occupied dwelling stock by tenure (%)

	1980 <sup>1</sup>				1990 <sup>2</sup>				2000 <sup>3</sup>				2004 <sup>4</sup>				2008 <sup>5</sup>			
	R	OO	CO	O	R	OO	CO	O	R	OO	CO	O	R	OO	CO	O	R	OO	CO	O
Austria <sup>6</sup>	43	52	x	5	41	55	x	4	41	52	x	7	41	51	x	9	40	56	x	4
Belgium <sup>6</sup>	38	59	x	3	33	67	x	0	32	68	x	0	31	68	x	2	31	68	0	0
Bulgaria																				
Cyprus <sup>7</sup>	16	61	x	23	13	64	x	23	14	68	x	18	na	na	na	na	na	na	na	na
Czech Republic	40	40	13	7	40	38	19	3	29	47	17	7	na	na	na	na	na	na	na	na
Denmark	43	55	1	1	40	54	5	1	39	52	7	2	38	49	7	6	39	46	7	7
Estonia	na	na	na	na	na	na	na	na	na	na	na	na	4	96	0	0	4	96	x	0
Finland	30	63	0	7	25	72	0	3	32	64	0	4	33	63	0	4	31	66	0	3
France <sup>8</sup>	41	47	x	12	39	54	x	7	39	55	x	7	40	56	0	4	39	57	x	4
Germany <sup>9</sup>	61	39	x	0	58	42	x	0	na	na	na	na	54	46	x	0	54	46	x	0
Ex-GDR	69	21	x	0	74	26	x	0	na	na	na	na	68	32	x	0	67	33	x	0
Greece	27	70	x	3	20	76	x	4	20	74	x	6	20	74	x	6	na	na	na	na
Hungary	29	71	x	0	26	74	x	0	7	92	x	1	7	92	x	1				
Ireland <sup>6</sup>	24	76	x	0	18	79	x	3	na	na	na	na	21	79	x	0				
Italy	36	59	x	5	25	68	x	6	20	71	x	9	19	73	x	9	19	69	x	13
Latvia	na	na	na	na	79	21	x	0	30	70	0	0	19	77	4	0	17	83	x	0
Lithuania <sup>10</sup>	na	na	na	na	na	na	na	na	7	91	na	na	na	na	na	na	na	na	na	na
Luxembourg	39	60	x	1	30	64	x	6	26	70	x	4	29	68	x	3	29	70	x	1
Malta	na	na	na	na	na	na	na	na	22	74	x	4	26	70	x	4	22	75	x	3
Netherlands <sup>8</sup>	58	42	x	0	55	45	x	0	47	53	x	0	44	56	x	0	42	58	x	0
Poland <sup>11</sup>	na	na	na	na	na	na	na	na	16	55	29	0	15	57	27	1	12	63	24	1
Portugal	39	52	x	5	28	67	x	5	21	75	x	4	na	na	na	na	na	na	na	na
Romania <sup>12</sup>	na	na	na	na	na	na	na	na	na	na	na	na	3	95	-	2	3	96	x	1
Slovak Republic <sup>13</sup>	na	na	na	na	28	49	22	1	9	74	15	2	5	85	7	3	3	92	4	1
Slovenia <sup>14</sup>	na	na	na	na	na	61	x	39	na	na	na	na	9	84	x	7	na	na	na	na
Spain	21	73	x	6	15	78	x	7	10	84	x	6	11	82	x	7	13	85	x	2
Sweden <sup>15</sup>	42	42	16	0	44	39	17	0	47	38	15	0	45	38	17	0	44	38	18	0
United Kingdom	42	58	x	0	35	65	x	0	31	69	x	0	31	69	x	0				

X = No cooperative sector

R = Rent, OO = Owner-occupied, CO = Cooperative and O = Other

Other includes BE: (rent) free dwellings; FR: tenancy of a furnished unit, sub tenancy and free housing; FI: empty dwellings; IT: free right of user; ES: vacant or unknown dwellings



1. BE, Ex-GDR, GR, LU, PT, ES, UK = 1981; CY = 1982; FR = 1978
2. BE, CZ, GR, IE, PT, SK, ES = 1991; CY = 1992; DE, Ex-GDR = 1993
3. CY, CZ, GR, HU, IT, LU, PT, SK, SI, SE = 2001; FR = 1999
4. BE, DE, Ex-GDR, MT = 2002; HU = 2005; ES = 2003
5. AT, BE, DK, NL = 2009; EE = 2010; FR = 2006; MT = 2005, PL = 2007
6. BE; IE: occupied dwellings; AT: annual average; principal dwellings
7. 1982 and 1992: Households, 2001: Conventional dwellings
8. Refers to stock statistics given in Table 3.1
9. Excluding Ex-GDR
10. Data on occupied conventional dwellings. The tenure status of 2% of the dwellings are not indicated
11. Co-operative dwellings refer to dwellings with ownership titles. No precise estimation available on how many owner-occupied dwellings are in fact rented (black economy). Estimation by housing ministry and statistical offices that about 5% of owner-occupied stock is illegally rented.
12. Other includes dwellings with tenure status "gratuities" (without paying rent)
13. Year 2004 - expert estimate
14. Other in 1991 includes rented and rent free dwellings; other in 2002 includes free of rent dwellings
15. Co-operative dwellings: Housing co-operatives based on tenant-ownership. A small fraction (<1% of total dwelling stock) consists of co-operative rental dwellings

*Source: National statistical institutes*

*FR Enquête logement 2006*

*HU 2000 = 2001 Census*

*IT 2000 = 2001 Census*

*IE Department of the Environment, Heritage and Local Government*

*LT Population and Housing Census 2001*

*MT Data Household Budgetary Survey 2000; Census of Population and Housing 2005*

*RO Family Budgets Survey\_2008*

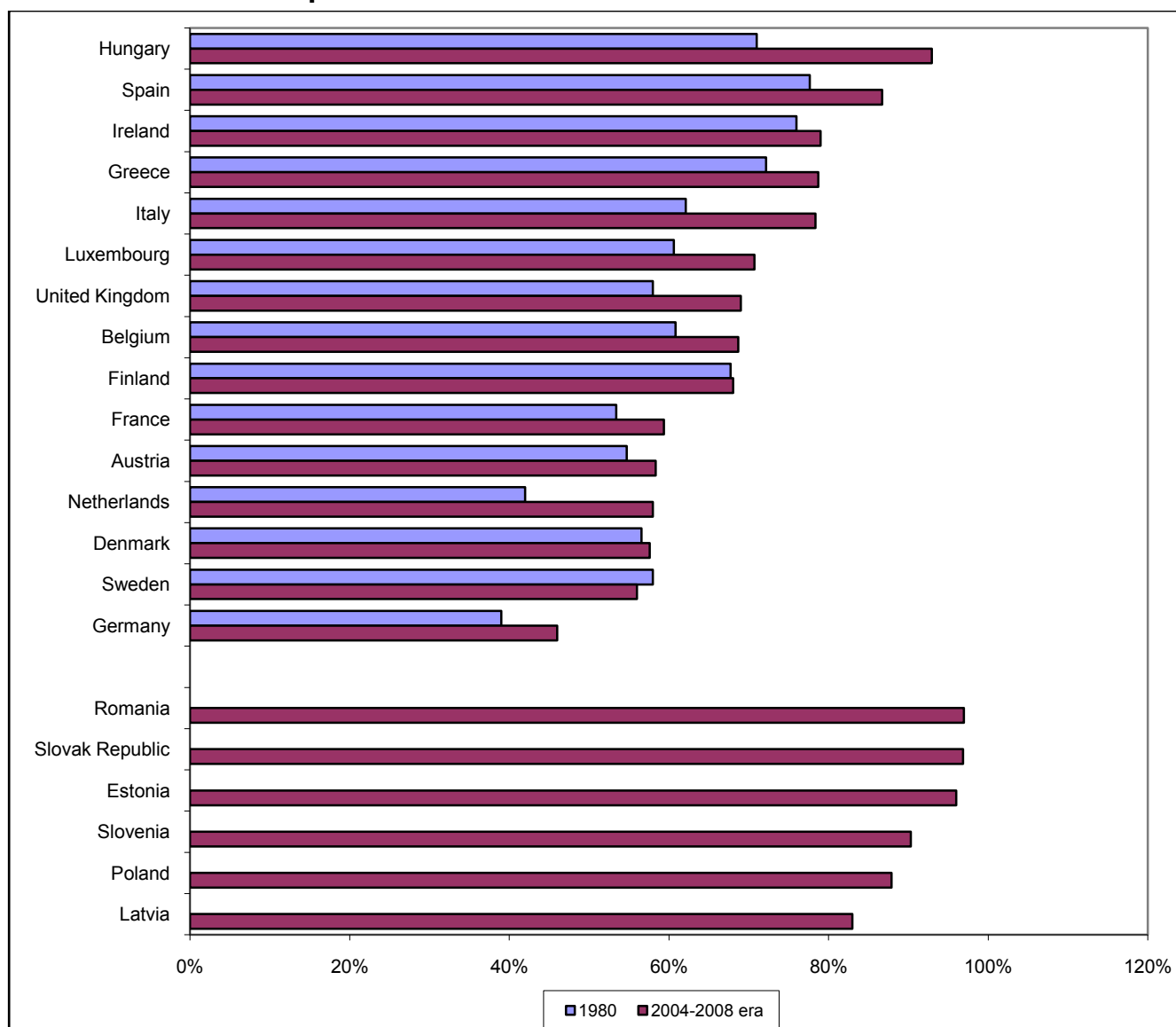
*SK Data 1991 2001: Population and Housing Census: 3.3.1991, 26.5.2001*

*SL Population and Housing Census 1991, 2000*

*ES Ministerio de vivienda. Estimate of estimation. Principal dwellings for 'regimen de tenencia'*

*UK Data 2004-source: Social Trends, No. 36, 2006 edition, Office for National Statistics*

### 3.5F Home ownership in the EU 1980 and 2000s



Comment: In this graph, the cooperative sectors of Denmark, Poland and Sweden have been included as owner occupied dwellings

### 3.6 Social rental dwellings as % of total dwelling stock (TS) and as % of total rental dwelling stock (RS)

	1980 <sup>1</sup>		1990 <sup>2</sup>		2000 <sup>3</sup>		2004 <sup>4</sup>		2008 <sup>5</sup>	
	% of TS	% of RS	% of TS	% of RS	% of TS	% of RS	% of TS	% of RS	% of TS	% of RS
Austria <sup>6</sup>	na	40	22	53	23	52	na	na	23	59
Belgium	na	18	na	19	7	24	7	24	7	24
Bulgaria	na	na	na	na	na	na	na	na		
Cyprus	na	na	na	na	na	na	na	na		
Czech Republic	na	na	na	na	na	na	20	80		
Denmark	14	35	17	40	19	43	19	42	19	51
Estonia	na	na	na	na	na	na	4	40	1	46
Finland	na	39	na	56	16	49	16	49	16	53
France	15	37	17	44	18	44	17	43	17	44
Germany <sup>7</sup>	na	na	na	na	na	na	6	12	5	9
Greece	0	0	0	0	0	0	0	0	0	0
Hungary	na	na	na	na	na	na	3	48	3	38
Ireland	12	53	10	44	9	49	8	38		
Italy	5	13	6	23	6	25	5	24	4	19
Latvia	na	na	na	na	na	na	1	2	0	2
Lithuania	na	na	na	na	na	na	na	na		
Luxembourg	na	na	na	na	na	na	na	na	na	na
Malta	na	na	na	na	na	na	6	28	na	na
Netherlands	34	58	38	70	36	75	34	77	32	75
Poland <sup>8</sup>	na	na	na	na	na	na	12	47	12	71
Portugal	na	34	na	26	na	21	na	na		
Romania	na	na	na	na	na	na	na	na		
Slovak Republic <sup>9</sup>	na	na	27	100	4	97	4	80		
Slovenia <sup>10</sup>	na	na	na	na	na	na	6	73		
Spain	na	na	2	21	na	na	na	na	na	na
Sweden	20	48	22	50	19	48	18	46	17	46
United Kingdom	31	74	25	73	21	69	20	65		

See list of definitions "Social housing association/organisation" and "Social versus private rental dwelling"

Some general comments:

GR: No public ownership. Organization for Housing Assistance To Working People has the right to operate as social landlord however, SE: semi-public, non-profit dwellings; FI: government-subsidized rental housing of municipalities and non-profit housing societies; UK: including dwellings owned by housing associations; SK social housing defined as municipal rental dwellings

1. AT, BE, PT, UK = 1981; FR = 1978
2. AT, BE, PT, SK = 1991; FR = 1992; IT = 1989
3. AT, BE, FI, PT, SK = 2001; FR = 1999; SE = 2002
4. DE, HU, MT = 2005; IE, FR = 2002
5. AT, DK, NL = 2009; FR = 2006; PL = 2007
6. Including communities and non-profit housing societies
7. D: 1993 (excluding Ex-DDR), 2004 (including Ex-DDR)
8. Estimates for social rental dwellings
9. Year 2004 - expert estimate based on data from Statistical Office of the Slovak Republic;
10. Occupied conventional dwellings (non profit and social renting) as % of occupied rented dwellings and % of total dwelling stock (occupied and vacant)

Source: National statistical institutes

FR Enquête logement 2006

IE Department of the Environment, Heritage and Local Government for 2004 Census of Population 2002

IT Elaboration on Istat and Federcasa data

SK Data 1991 2001: Population and Housing Census: 3.3.1991, 26.5.2001

UK Data 2004: Social Trends, No. 36, 2006 edition, Office for National Statistics

### 3.7 Average number of persons per occupied dwelling

	1980 <sup>1</sup>	1990 <sup>2</sup>	2000 <sup>3</sup>	2004 <sup>4</sup>	2008 <sup>5</sup>
Austria	2.8	2.6	2.4	2.4	2.3
Belgium	2.6	2.6	2.4	2.0	2.3
Bulgaria					
Cyprus	0.1	3.0	2.6	na	
Czech Republic <sup>6</sup>	2.9	2.8	2.6	na	
Denmark	2.4	2.1	2.1	2.0	2.1
Estonia	2.8 <sup>7</sup>	2.4 <sup>7</sup>	2.5	na	2.1
Finland	2.6	2.4	2.2	2.1	2.1
France	2.8	2.6	2.5	2.4	2.3
Germany <sup>8</sup>	2.5	2.4	2.2	2.2	2.1
Greece	3.2	3.0	2.8	na	na
Hungary	3.1	2.7	2.5 <sup>7</sup>	2.5	2.3 <sup>7</sup>
Ireland	3.8	3.4	3.0	2.9	
Italy	3.2	2.8	2.6	na	2.4
Latvia	3.2 <sup>7</sup>	2.8 <sup>7</sup>	2.6	2.4	2.4
Lithuania	na	3.2	2.6	2.7	
Luxembourg	2.8	2.7	2.6	2.6	2.5
Malta	3.0 <sup>7</sup>	na	3.0	2.9	na
Netherlands	2.9	2.6	2.4	2.4	2.4
Poland	3.6	3.4	3.2	3.1	2.9
Portugal	3.0	3.2	2.9	na	
Romania	na	na	na	3.0	2.9
Slovak Republic <sup>9</sup>	3.1	3.0	3.0	3.2	3.1
Slovenia	3.0	2.8	2.8	2.4	
Spain	3.9	3.3	3.0	na	2.8
Sweden	2.3	2.1	2.1	2.1	2.1
United Kingdom <sup>10</sup>	2.7	2.5	2.3	na	

Compare the household concept to the one in Table 1.8. The main reason for differences between values in these two tables is that more than one household could share one dwelling. Although the concept is well defined, in practice, the total dwelling stock may be used in the calculation instead of only occupied dwellings.

1 AT, GR, LU, PT, ES = 1981

2 AT, GR, PT, SK, ES = 1991; DE = 1987

3 BE, GR, HU, PT, SK, ES = 2001; FR, DE, LU, HU = 2002

4 DE, MT = 2005; LT = 2003

5 AT, DK, EE, FI, NL = 2009; BE = 2007; FR, DE = 2006

6 Population in permanently occupied dwellings (household)

7 Average number of persons per total dwelling stock

8 From 1993 onwards - reunited Germany

9 Average number of persons per occupied dwelling stock; year 2004 - expert estimate

10 UK: Excluding persons in communal establishments

Source: National statistical institutes

DK Housing Census

CZ Population and Housing Census: 1.11.1980, 3.3.1991, 1.3.2001

FR Enquête logement 2006

LU Housing Observatory - Ministry of Housing; estimation from EU-SILC 08

MT Census of Population and Housing 2005

RO Family Budgets Survey

SK Data 1980, 1991 2001: Population and Housing Census: 1.11.1980, 3.3.1991, 26.5.2001

ES Ministerio de vivienda. INE

### 3.8 Share of households living in overcrowded houses by median income group (%)

	2005		2008	
	< 60 % median income	> 60% median income	< 60 % median income	> 60% median income
Austria	27.7	11.5	34.7	12.3
Belgium	14.4	2.2	11.6	2.8
Bulgaria	na	na	52.8	46.8
Cyprus	6.0	1.5	3.1	0.9
Czech Republic	58.8	30.6	50.4	27.8
Denmark	21.2	5.5	22.5	5.2
Estonia	56.2	43.9	44.8	41.0
Finland	19.8	5.3	16.8	4.0
France	21.4	7.6	25.4	7.2
Germany	15.4	5.1	18.8	4.9
Greece	34.1	28.0	35.2	24.6
Hungary	65.8	47.5	65.7	45.8
Ireland	10.3	4.8	8.7	3.8
Italy	35.8	21.5	35.3	21.7
Latvia	63.5	58.9	55.8	59.0
Lithuania	62.7	50.2	53.6	48.9
Luxembourg	34.9	5.5	32.1	4.3
Malta	3.7	3.4	3.2	3.9
Netherlands	3.9	1.6	6.3	1.2
Poland	69.1	50.3	67.2	47.5
Portugal	24.7	14.6	25.1	13.6
Romania	na	na	63.3	54.5
Slovakia	59.9	44.6	55.5	41.3
Slovenia	50.7	40.7	47.2	38.4
Spain	11.0	6.2	7.2	2.7
Sweden	30.9	8.6	29.9	7.4
United Kingdom	na	na	11.4	5.3

Source: Eurostat tables ilc\_lvho05a

### 3.9 Social housing in % of new dwelling completions

	2000		2005		2009 <sup>1</sup>	
	In rental sector	In total housing sector	In rental sector	In total housing sector	In rental sector	In total housing sector
Austria	90 <sup>2</sup>	30 <sup>3</sup>	85	30 <sup>2</sup>	na	na
Belgium	25	6	na	6	na	6
Bulgaria						
Cyprus	na	na	na	na		
Czech Republic	99	26	99	20		
Denmark	75 <sup>2</sup>	40	75	21	60	22
Estonia	na	na	na	na	na	na
Finland <sup>4</sup>	na	17	na	12	na	13
France	40	13	41	9 <sup>5</sup>	32	12
Germany	12	3	na	9 <sup>6</sup>	21	12
Greece <sup>7</sup>	0	1	0	0	0	1
Hungary	83	5	na	na	na	na
Ireland	na	9	na	7		
Italy	na	2	na	na	na	na
Latvia	0	0	0	0	na	1
Lithuania	0	0	na	na		
Luxembourg <sup>8</sup>	1	1	na	na	na	na
Malta	na	na	na	na		
Netherlands <sup>9</sup>	70	14	65	16	61	19
Poland	na	7	na	8	na	7
Portugal	na	na	na	na		
Romania	na	na	na	9	na	4
Slovak Republic	100	28	100	14	100	12
Slovenia	na	na	na	na		
Spain	na	13	na	10	na	16
Sweden	35	14	37	15	45	15
United Kingdom	na	14	na	11		

For descriptions of social housing in the different countries - see Tables 5.5 en 5.6, as well as Appendix 1

1. BE, LU, NL, PL, RO = 2008; DE = 2008; FR = 2006
2. Estimate
3. Completions of Limited Profit Housing Association
4. Housing starts (not completions)
5. France 2004
6. Germany 2004
7. Data based on permits new buildings and extensions (Private Building Activity) and on the work start deeds (for Workers Housing Organization's Activity intended as the Public Building Activity).
8. Year 2003
9. Rental dwellings by housing associations

Source: Ministries responsible for housing

AT Statistics Austria, IIBW

FR ENL 2006

UK Data 2004 source: Social Trends, No.36, 2006 edition, Office for National Statistics

### 3.10 Number of persons per occupied dwelling by tenure

	Year	Social or public rental	Private rental	Owner occupied	Cooperative	Total Dwelling stock
Austria <sup>1</sup>	2009	2.0	2.0	2.6	x	2.3
Belgium	2007	2.0	2.1	2.6	x	2.3
Bulgaria						
Cyprus	2001	2.5 <sup>2</sup>		3.3	x	3.1
Czech Republic	2001	2.5 <sup>2</sup>		2.8	2.6	2.6
Denmark	2009	1.8	1.6	2.6	1.7	2.1
Estonia	-	na	na	na	x	na
Finland	2008	1.7	1.6	2.3	na	2.1
France	2006	2.3	2.0	2.4	x	2.3
Germany	2006	1.9 <sup>2</sup>		2.4	x	2.1
Greece	2001	0.0 <sup>3</sup>	2.7	2.9	2.6 <sup>4</sup>	2.8
Hungary	2009					2.3
Ireland	2002	3.1	2.4	3.0	x	3.0
Italy	2008	2.6	2.5	2.3	x	2.4
Latvia	2008	na	na	na	x	2.4
Lithuania	2001	na	na	na	x	2.8
Luxembourg	2008	2.0	2.2	2.6	x	na
Malta	2005	3.0	2.4 <sup>5</sup>	3.0	x	2.9
Netherlands	2009	1.9	1.7	2.6	x	2.3
Poland	2002	2.9	na	3.8	2.9	3.2
Portugal	2001	na	na	2.9	x	2.1
Romania	2008	na	na	na	x	2.6
Slovak Republic	2001	na	na	3.2	3.2	3.2
Slovenia	2002	2.6	2.6	3.0	x	2.9
Spain	2008	2.5	2.8	2.9	x	2.8
Sweden	2008	1.8 <sup>2</sup>		2.7	1.7	2.1
United Kingdom <sup>7</sup>	2000	2.2 <sup>8</sup>	2.1	2.4	x	2.3

x = Non-existent

1 Main residences

2 Social, public and private rental together

3 Social rental sector does not exist in Greece

4 Number of occupants per dwelling with another type of ownership

5 Includes dwellings rented from the Church

6 Great Britain

7 Including housing associations

Source: National statistical institutes

CZ and SK Population and Housing Census 2001

DK Housing census

GR Population and Housing Censuses 2001

IT Elaboration on data Istat and Federcasa

LU Housing Observatory - Ministry of Housing; estimation from EU-SILC 08

PL National Housing Census

### 3.11 Rooms per person by tenure status of household

	1995 <sup>1</sup>			2000 <sup>2</sup>			2005 <sup>3</sup>			2008 <sup>4</sup>		
	T	O	R	T	O	R	T	O	R	T	O	R
Austria	1.9	2.0	1.7	2.0	2.1	1.9	1.6	1.7	1.4	1.8	1.9	1.6
Belgium	2.1	2.2	2.0	2.1	2.1	2.0	na	na	na	na	na	na
Bulgaria												
Cyprus	na	na	na	na	na	na	na	na	na			
Czech Republic	na	na	na	1.1	1.2	0.9	na	na	na			
Denmark	2.0	2.1	1.8	2.0	2.1	1.8	na	na	na	2.0	2.0	1.8
Estonia	na	na	na	na	na	na	2.3	2.4	2.2			
Finland	na	na	na	1.8	1.8	1.5	1.9	1.9	1.6	1.8	1.9	1.6
France	1.6	1.8	1.3	1.7	1.9	1.3	1.8	2.0	1.4			
Germany	1.8	2.1	1.6	1.9	2.1	1.7	2.1	na	na	2.2	na	na
Greece <sup>5</sup>	1.3	1.4	1.2	1.4	1.5	1.3	na	na	na	na	na	na
Hungary	na	na	na	1.0	na	na	1.0	na	na	1.1	na	na
Ireland	2.1	2.1	1.6	2.1	2.2	1.7	2.1	2.2	1.7			
Italy	1.6	1.6	1.4	1.6	1.6	1.4	na	na	na	na	na	na
Latvia	na	na	na	na	na	na	na	na	na	1.2	na	na
Lithuania	na	na	na	na	na	na	na	na	na			
Luxembourg	2.2	2.4	1.7	2.2	2.4	1.7	2.2	2.4	1.8	2.3	2.5	1.8
Malta	2.3	2.3	2.1	2.1	2.1	1.8	2.5	2.5	2.4	na	na	na
Netherlands	2.6	2.5	2.7	2.6	2.5	2.7	2.6	2.5	2.7	2.3	2.3	2.4
Poland	1.0	na	na	1.1	1.2	1.0	na	na	na	1.3	na	na
Portugal	1.5	1.6	1.4	1.5	1.5	1.4	na	na	na			
Romania	0.9	na	na	0.9	na	na	1.0	na	na	1.0	na	na
Slovak Republic	1.0	na	na	1.0	n	na	na	na	na	na	na	na
Slovenia	na	na	na	1.5	1.6	1.1	na	na	na			
Spain	1.7	1.7	1.7	1.8	1.8	2.0	na	na	na	1.8	1.8	1.7
Sweden	2.0	2.1	1.9	2.1	2.2	1.8	2.2	2.2	2.0	2.0	2.1	1.7
United Kingdom	2.2	2.3	2.0	2.3	2.4	2.1	na	na	na			

T = total, O = owner occupied, R = rented



1 MT, SK = 1991  
2 CZ, MT, SK = 2001; PL = 2002  
3 EE, SE = 2004; FR = 2006  
4 AT, HU, NL = 2009  
5 T = Total, O = owner, R = rent and other

*Source: EU-15 1995 and 2000: Eurostat  
EU-10 and 2005: National Statistic Institutes  
CZ Population and Housing Census 1.3.2001  
FR Enquêtes logement 1996, 2001 and 2006  
GR Population and Housing Censuses  
LU = Housing Observatory, estimation from the EU-SILC Inquiry 2004 and 2008  
MT Census of Population and Housing 1995, 2005; Household Budgetary Survey 2000 data  
PL National Census Data 2002  
SK Population and Housing Censuses 1991 and 2001*

### 3.12 Dwellings completed per 1,000 inhabitants

	1980	1985	1990	1995	2000	2006	2007	2008	2009
Austria	6.8 <sup>1</sup>	5.4	4.7	6.6	6.6				
Belgium	4.9	3.1	4.3	4.1	3.8	6.1	5.4	5.2	4.5
Bulgaria									
Cyprus	17.6	13.9	14.0	10.6	7.3				
Czech Republic	7.9	na	4.4	1.3	2.5	2.9	4.0	3.7	3.7
Denmark	5.9	4.4	5.3	2.6	2.9	5.3	5.7	4.7	2.9
Estonia	9.8	na	4.8	0.8	0.5	3.8	5.3	4.0	2.3
Finland	10.4	10.3	13.1	4.9	6.3	6.4	6.7	5.7	4.1
France	7.0	5.3	5.9	7.0	5.2	7.1	7.5	7.4	
Germany	6.4	5.5	4.0	7.4	5.1	3.0	3.2	2.1	na
Greece	14.1	8.9	11.9	6.8	8.5				
Hungary	8.3	6.8	4.2	2.4	2.2	3.4	3.6	3.6	3.2
Ireland	8.2	6.7	5.6	8.5	13.2				
Italy	5.1	3.5	3.1	3.5	3.6	na	na	na	na
Latvia	na	na	5.0	0.7	0.6 <sup>2</sup>	2.6	4.1	3.6	na
Lithuania	8.3	na	5.9	1.5	1.3				
Luxembourg	5.5	3.6	6.7	6.6	3.8	4.8	6.3	na	na
Malta	15.5	na	na	na	na	na	na	na	na
Netherlands	8.1	7.0	6.8	6.4	4.7	4.4	4.9	4.8	5.0
Poland	6.1	5.1	3.5	1.7	2.3	3.0	3.5	4.3	4.2
Portugal	4.2	3.8	6.6	7.2	10.8	6.7	7.3	7.8	
Romania	na	na	2.1	1.6	1.2	1.8	2.2	3.1	
Slovak Republic	na	na	3.9 <sup>3</sup>	1.1	2.4	2.7	3.1	3.2	3.5
Slovenia	7.2	na	4.0	3.1	3.4				
Spain	7.1	5.0	7.2	7.2	11.4	14.6	14.0	13.5	na
Sweden	6.2	3.9	6.8	1.6	1.8	3.7	3.8	3.7	2.6
United Kingdom	4.5	4.0	3.6	3.4	3.1				

1 Average for 1971-1980

2 2003

3 Data for 1991

Source: UNECE, National statistical institutes  
 IE Department of the Environment, Heritage and Local Government  
 LV Ministry of Regional Development and Local Governments  
 ES Ministerio de Vivienda y Padrón municipal de habitantes(INE)

### 3.13 Dwellings demolished or otherwise removed from the housing stock (\*1,000)

	1980	1985	1990	1995	2000	2004	2006	2007	2008	2009
Austria <sup>1 2</sup>	13.4	28.5	13.9	15.3	18.6	15.8	na	na	na	na
Belgium <sup>1</sup>	27.2	8.2	3.2	2.0	2.6 <sup>3</sup>	na	na	na	na	na
Bulgaria										
Cyprus <sup>1</sup>	0.4	0.5	0.4	0.1	0.1	0.1				
Czech Republic	16.0	na	na	na	1.8	1.7	1.5	1.2	1.2	1.3
Denmark	8.0	8.0	na	na	na	na	na	na	na	na
Estonia	na	na	na	0.8	1.2	na				
Finland	na	na	na	3.0 <sup>4</sup>	na	na	na	na	na	na
France <sup>1</sup>	na	22.5	22.0	22.0	18.0	22.0				
Germany <sup>5</sup>	na	na	na	21.5	na	57.5	51.2	48.2	39.0	na
Greece <sup>4</sup>	na	na	na	na	4.8	6.3	7.1	6.1	5.0	4.1
Hungary	16.4	12.5	7.4	6.4	6.1	5.1	4.9	4.1	3.7	4.1
Ireland	6.5	7.5	6.0	8.9	10.0	12.0				
Italy	na	na	na	na	na	na	na	na	na	na
Latvia	3.0	7.9	3.0	4.0	3.0	1.0	na	na	na	na
Lithuania	na	na	2.3	1.2	0.5	0.1				
Luxembourg	na	na	na	na	na	na	na	na	na	na
Malta	na	na	na	na	0.1	0.1	na	na	na	na
Netherlands	14.9	10.1	11.6	13.7	13.5	16.3	21.7	23.8	22.4	19.0
Poland <sup>2</sup>	26.2	13.4	7.5	10.0	6.2	4.5	na	na	na	na
Portugal <sup>1 4</sup>	na	na	0.6	na	na	na				
Romania	na	na	na	na	na	6.5	10.5	8.5	9.5	
Slovak Republic	na	na	na	2.2	1.2	1.3	1.4	1.4	2.7	1.2
Slovenia <sup>1</sup>	0.5	0.4	0.2	0.2	0.2	0.3				
Spain <sup>1</sup>	116.6	69.6	10.1	8.9	15.0	19.0	56.6	54.2	40.7	na
Sweden <sup>4 6</sup>	2.1	1.4	1.0	2.5	4.6	1.3	1.9	1.0	0.9	0.5
United Kingdom	45.0	21.0	15.1	na	na	na				

1 AT = 1981, 1986, 1989, 1997, 1999, 2003; BE = 1984, 1992; CY = 2002; FR = 1994, 2002; PT = 1991; SI = 1991; ES = 1984, 1992

2 Only occupied dwellings

3 Estimate

4 Only demolished dwellings

5 Approved removals/demolitions. Figure may include removals/demolitions that have been approved but not executed

6 Only multi-family dwellings

Source: National statistical institutes

IE Department of the Environment, Heritage and Local Government

ES Ministerio de vivienda. Estimation

### 3.14 Dwellings completed by type of building

	1980			1990			2000			2004 <sup>1</sup>			2009 <sup>2</sup>		
	T *1,000	MF %	OF %	T *1,000	MF %	OF %	T *1,000	MF %	OF %	T *1,000	MF %	OF %	T *1,000	MF %	OF %
Austria	79 <sup>3</sup>	50	50	41	44	56	54	na	na	42	45	55			
Belgium	49	30	70	43	30	70	39	41	59	46	49	51	45	49	51
Bulgaria															
Cyprus	9	na	na	8	na	na	5	na	na	6	na	na			
Czech Republic <sup>4</sup>	81	na	na	45	na	na	25	47	53	32	51	49	38	44	56
Denmark	21	31	69	26	39	61	15	36	64	25	39	61	15	35	65
Estonia	14	na	na	8	96	4	1	48	52	2	66	34	3	63	37
Finland	50	63	37	65	63	37	33	67	33	31	58	42	22	49	51
France	378	34	66	336	47	53	311 <sup>5</sup>	36	64	363 <sup>5</sup>	38	62	462	49	51
Germany <sup>6</sup>	501	56	44	319	58	42	423	52	48	278	43	57	176	48	52
Greece <sup>7</sup>	136	na	na	120	na	na	89	65	35	122	69	31	62	na	na
Hungary	89	62	38	44	38	62	22	36	64	44	45	47	36	52	48
Ireland	28	na	na	20	na	na	50	18	82	81	22	78			
Italy	287	na	na	176	na	na	209	55	45	256	na	na	na	na	na
Latvia	na	90	10	13	85	15	1	5	95	1	1	99	8	75	25
Lithuania <sup>8</sup>	28	na	na	22	90	10	5	57	43	5	55	45			
Luxembourg	2	33	67	3	44	56	2	46	54	2	59	41	3	68	32
Malta	5	na	na	na	na	na	na	na	na	na	na	na	na	na	na
Netherlands	114	21	79	101	25	75	75	25	75	65	25	75	83	42	58
Poland <sup>8</sup>	217	na	na	134	na	na	88	66	34	108	58	42	165	50	50
Portugal <sup>9</sup>	41	na	na	66	na	na	111	na	na	82	63	37	80	59	41
Romania	na	na	na	49	na	na	26	na	na	30	na	na	67	na	na
Slovak Republic	48	74	26	25	58	42	13	26	74	13	32	68	19	52	48
Slovenia <sup>10</sup>	14	34	66	8	56	44	7	52	48	7	57	43			
Spain	263	na	na	281	71	29	455	69	31	544	75	25	424	na	na
Sweden <sup>8</sup>	51	31	69	58	58	42	16	65	35	30	61	39	24	65	35
United Kingdom <sup>10</sup>	252	na	na	205	na	na	178	na	na	206	na	na			

T = Total; MF = Multi-family; OF = One-family (for descriptions, see Table 3.1)

Total dwellings completed during the year, by all building activities. A dwelling is a room or suite of rooms and its accessories in a permanent building or structural separated part which has been built, rebuilt, converted, etc.

- 1 CY = 2002; EE, LV, LT, LU, PT, UK = 2003  
2 CZ, FR, DE, HU, LT, PL, PT, RO = 2008; LU = 2007  
3 1980: not comparable to other figures  
4 Dwellings in family houses (family houses have up to three dwellings)  
5 Data refer to dwelling starts  
6 According to the distribution of Multi-family and One-family buildings: Excluding Ex-GDR up to 1990; Including Ex-GDR from 1995  
7 Private building activity and improvements, according to permits issued for new buildings and extensions  
8 One family = one or two-dwelling buildings  
9 The distribution of Multi-family and One-family dwellings 2003 refers to Building Permits.  
10 From 1990 and onwards, including dwellings for occasional use (e.g. holiday homes)

*Source: National statistical institutes*

*AT Statistics Austria, Ministry of Finance, IIBW*

*DK Housing Census*

*FR Comptes du logement*

*IE Department of the Environment, Heritage and Local Government*

*PT Eurostat*

*ES Ministerio de vivienda*

### 3.15 Building permits: number of dwellings

	1990	1995 <sup>1</sup>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Austria	36,200	66,700	41,500	40,200	42,300	na	na	35,800	38,900	35,800	31,000	28,100
Belgium					42,156	45,095	52,230	59,384	61,155	53,922	52,596	45,407
Bulgaria												
Cyprus												
Czech Republic <sup>2</sup>			32,087	29,407	35,097	38,927	39,944	41,628	43,747	43,796	43,531	37,319
Denmark	19,121	12,898	17,192	20,723	24,401	28,595	31,067	36,069	35,826	24,165	16,094	7,016
Estonia		995	1,076	1,430	3,156	3,419	9,447	9,151	12,863	8,925	5,468	2,081
Finland	58,710	19,289	36,939	30,162	31,235	35,923	35,046	37,135	36,370	33,609	27,061	27,513
France		268,900	308,400	298,600	309,000	318,400	350,000	389,700	435,100	462,300	462,300	
Germany	406,091	638,630	348,340	290,978	274,117	296,823	268,679	240,571	247,793	182,771	174,691	177,939
Greece	120,240	70,862	89,389	108,021	128,296	127,051	122,163	195,207	125,387	103,865	79,601	61,490
Hungary	42,913	39,053	44,709	47,867	48,762	59,241	57,459	51,490	44,826	44,276	43,862	28,400
Ireland				78,509	69,314	78,354	101,653	99,352	78,755	84,397	67,584	40,556
Italy			184,424	189,025	209,228	229,526	268,385	278,602	261,455	250,271		
Latvia	na	na	na	1,102	1,717	2,090	3,129	4,039	5,077	4,471	2,573	1,378
Lithuania												
Luxembourg	3,796	2,676	3,411	2,846	2,956	3,364	3,919	4,692	4,411	4,934	4,017	3,695
Malta												
Netherlands	89,745	98,405	78,563	62,326	67,183	72,454	76,180	83,273	96,447	87,918	87,198	72,646
Poland	145,800	90,600	158,100	151,800	87,900	101,900		125,400	169,900	249,400	232,600	178,800
Portugal					95,731	81,207	76,862	73,552	71,685	65,103	45,366	
Romania	na	na	na	na	30,380	27,644	34,346	43,542	51,059	56,618	61,092	48,833
Slovak Republic	5,935	6,541	9,884	12,128	14,607	14,065	16,586	19,796	20,592	18,116	28,321	20,325
Slovenia												
Spain	na	na	366,776	387,075	615,072	641,419	585,583	524,479	496,785	458,683	416,683	365,663
Sweden	na	na	18,454	21,972	18,671	25,385	28,390	34,239	45,261	28,951	24,220	19,325
United Kingdom <sup>3</sup>			148,630	141,650	150,020	150,760	161,390	174,540	184,910	172,290	156,430	90,320

1 EE, FR = 1996

2 Refers to flats

3 Dwelling starts; years are fiscal years 1999/2000, 2000/2001 and onwards

Source: National Statistics Institutes

ES Ministerio de Fomento

IE CSO: Based on planning permission statistics for new houses and apartments, inserted by editors of Housing Statistics in the EU

UK Department of the Communities, Housing and Planning Statistics, Table 2.1 (refers to fiscal years) inserted by editors of Housing Statistics in the EU

### 3.16 Building permits in 1,000 m<sup>2</sup> of habitable/useable floor area, residential buildings

	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Austria	3,596	6,168	4,241	4,101	4,355			6,511	6,960	6,584	5,878	5,326
Belgium					4,508	4,858	5,424	6,151	6,310	5,556	5,521	4,836
Bulgaria												
Cyprus												
Czech Republic								4,443	4,763	4,918	4,962	4,227
Denmark	6,697	6,022	9,214	9,550	9,147	9,308	9,838	11,528	13,549	10,850	9,238	5,413
Estonia		136	136	167	340	413	944	919	1,311	1,004	608	274
Finland	6,195	2,138	4,189	3,498	3,700	4,338	4,387	4,770	4,710	4,271	3,356	3,045
France			33,300	32,900	34,300	35,300	38,400	41,600	45,700	47,800	47,000	
Germany	na	na	39,684	33,993	32,864	36,184	32,715	29,025	29,930	21,605	20,612	20,906
Greece	14,551	8,465	11,303	13,459	16,037	15,317	14,514	22,791	15,455	13,012	9,966	7,950
Hungary			4,047	4,398	4,381	5,375	5,277	4,520	4,130	4,025	4,004	
Ireland												
Italy			15,053	15,114	16,323	17,563	19,899	20,479	19,144	18,383		
Latvia	na	na	na	246	355	617	1,018	1,457	1,931	2,058	842	455
Lithuania												
Luxembourg	na	na	na	na	na	na	na	na	na	na	na	na
Malta												
Netherlands	12,824	15,348	14,356	11,892	12,362	13,611	14,033	15,202	17,658	16,281	16,131	12,994
Poland	na	na	na	na	na	na	na	12,200	17,100	25,100	23,400	
Portugal												
Romania	na	na	na	na	4,253	4,447	5,477	7,293	9,530	12,027	14,952	8,827
Slovak Republic	na	na	na	na	na	na	na	na	na	na	na	na
Slovenia												
Spain												
Sweden	na	na	2,510	2,735	2,497	3,283	3,768	4,584	5,922	4,260	3,604	2,602
United Kingdom												

Source: National Statistics Institutes  
ES Ministerio de Fomento

### 3.17 Share of persons<sup>1</sup> living in an owner occupied home by 60% median income groups

	2005			2008		
	< 60% median income	> 60% median income	All	< 60% median income	> 60% median income	All
Austria	51.0	66.7	64.8	45.2	65.8	63.3
Belgium	48.5	78.2	73.8	50.9	78.5	74.4
Bulgaria	na	na	na	95.5	97.0	96.7
Cyprus	83.6	89.2	88.3	79.4	90.6	88.8
Czech Republic	57.6	78.9	76.7	59.7	80.8	78.9
Denmark	42.0	70.0	66.6	44.2	69.5	66.5
Estonia	90.7	95.9	94.9	94.4	95.6	95.4
Finland	50.3	75.7	72.8	47.7	78.2	74.1
France	45.8	68.5	65.6	41.9	69.2	65.5
Germany	36.7	59.4	56.6	29.9	60.2	55.6
Greece	83.0	80.7	81.1	77.2	82.6	81.5
Hungary	89.9	93.3	92.9	87.8	94.9	94.0
Ireland	60.4	83.6	79.0	61.8	80.9	78.0
Italy	72.0	84.3	82.0	71.1	84.1	81.7
Latvia	78.4	83.4	82.4	84.5	90.6	89.0
Lithuania	95.4	97.6	97.1	94.8	98.0	97.4
Luxembourg	53.2	80.6	76.8	50.3	80.7	76.6
Malta	77.7	83.0	82.2	74.4	83.8	82.4
Netherlands	42.3	66.8	64.2	38.9	71.2	67.8
Poland	94.3	95.6	95.3	95.7	97.0	96.8
Portugal	73.7	84.5	82.4	77.6	84.2	83.0
Romania	na	na	na	98.6	97.8	98.0
Slovakia	79.0	84.9	84.1	83.9	91.3	90.5
Slovenia	80.2	92.1	90.7	86.1	94.2	93.2
Spain	83.6	91.5	89.9	82.9	90.7	89.1
Sweden	42.2	70.8	68.1	39.9	72.8	68.8
United Kingdom	na	na	na	53.5	78.1	73.3

<sup>1</sup> Data refer to persons and not households

Source: Eurostat (ilc\_lvho02)



### 3.18 Self provided housing as % of total residential building permits

	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Austria <sup>1</sup>	37.4	27.1	36.5	35.0	34.2			na	na	na	na	na
Belgium				53.0	52.0	53.0	52.0	52.0	53.0			
Bulgaria												
Cyprus												
Czech Republic												
Denmark	na	na	na	na	na	na	na	na	na	na	na	na
Estonia												
Finland	na	na	na	na	na	na	na	na	na	na	na	na
France		43.2	51.6	52.7	51.9	50.3	49.3	46.1	43.4	40.9	38.5	
Germany	na	na	na	na	na	na	na	na	na	na	na	na
Greece	na	na	na	na	na	na	na	na	na	na	na	na
Hungary				74.0	63.0	62.0	57.0	50.0	55.0	52.0	52.0	48.0
Ireland												
Italy	na	na	na	na	na	na	na	na	na	na	na	na
Latvia	na	na	na	na	na	na	na	na	na	na	na	na
Lithuania												
Luxembourg	na	na	na	na	na	na	na	na	na	na	na	na
Malta												
Netherlands		16.1	16.3	16.2	12.2	9.7	10.5	9.8	9.5	10.2	10.3	11.1
Poland	43.0	71.0	56.9	63.8	55.5	70.3	56.8	52.3	47.3	46.1	51.2	
Portugal												
Romania												
Slovak Republic	na	na	74.3	70.6	64.0	54.3	68.1	58.6	53.2	47.9	49.5	47.9
Slovenia												
Spain	na	na	4.0	5.7	5.8	6.2	6.0	5.8	6.3	6.4	11.8	na
Sweden <sup>2</sup>	na	na	30.2	24.4	29.2	26.5	27.0	24.6	20.5	29.6	30.7	30.7
United Kingdom												

Definition self provided housing: private individual commissions architect and builder to build a house for own use. Self building or partly self building is also within this category

1 One-dwelling-buildings as percentage of total residential building permits

2 Individually built one- or two-dwelling building(s)

Source: National statistical institutes

BE FOD Economie

ES Ministerio de Fomento

### 3.19 Number of transactions of existing dwellings

	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Austria	na	na	na	na	na	na	na	na	na	na	na	na	
Belgium	107,106			118,504									120,741
Bulgaria													
Cyprus													
Czech Republic													
Denmark	82,084	93,583	93,513	89,573	89,465	92,328	102,443	109,713	93,754	85,674	66,875		
Estonia		36,264	38,264	41,817	40,523	46,972	50,589	62,905	62,824	49,788	34,431	26,550	
Finland	47,144	56,322	68,540	68,757	68,112	71,347	73,939	81,208	77,121	77,884	70,245	71,001	
France												684,000	575,000
Germany	na	na	na	na	na	na	na	na	na	835,000	815,000	na	
Greece	na	na	na	na	na	na	na	na	na	na	na	na	
Hungary													
Ireland	23,337	28,613	47,567	39,785	53,737	58,212	54,287	61,933	60,698	48,250	29,586	15,337	
Italy	519,000	504,000	690,000	681,000	762,000	762,000	804,000	833,000	845,000	809,000	687,000	595,000	
Latvia	na	1,285	22,195	29,842	39,017	49,496	60,536	65,491	76,469	61,798	41,422	33,026	
Lithuania													
Luxembourg	na	na	na	na	na	na	na	na	na	7,073	5,926	6,764	
Malta													
Netherlands	na	155,000	189,000	196,000	198,000	193,000	192,000	207,000	210,000	202,000	182,000	128,000	
Poland	na	na	na	na	na	74,300	74,300	74,300	74,300	74,300	74,300		
Portugal													
Romania													
Slovak Republic	na	na	na	na	na	na	na	na	na	na	na	na	
Slovenia													
Spain	na	na	na	na	na	na	553,148	565,096	544,994	424,432	231,038	221,910	
Sweden <sup>1</sup>	54,295	41,877	50,946	50,674	51,615	54,253	56,248	59,224	58,751	64,221	56,983	51,865	
United Kingdom													

1 One and two family dwellings

Source: National statistical institutes

FR CGEDD-Meedmindice INSEE notaires

IE Department of the Environment, Heritage and Local Government: Housing Statistics, Loan approvals existing dwellings

IT ANCE on data of Territory Agency

LU Housing Observatory - Ministry of Housing

## **Chapter 4 Affordability of Housing**

#### 4.1 Harmonised indices of consumer prices, total and housing (2005 = 100)

	2000		2005		2006		2007		2008	
	Total	Housing	Total	Housing	Total	Housing	Total	Housing	Total	Housing
Austria	91.2	85.9	100	100	101.7	105.4	103.9	109.9	107.3	112.7
Belgium	90.7	87.3	100	100	102.3	104.9	104.2	106.4	108.9	118.6
Bulgary	76.4	63.9	100	100	107.4	104.6	115.6	110.2	129.4	122.1
Cyprus	88.3	74.9	100	100	102.3	107.8	104.5	109.8	109.0	121.7
Czech Republic	90.6	78.4	100	100	102.1	108.3	105.1	112.5	111.7	127.0
Denmark	91.2	86.9	100	100	101.8	103.6	103.5	105.9	107.3	111.5
Estonia	84.0	72.8	100	100	104.5	110.5	111.5	127.0	123.3	148.2
Finland	93.4	86.5	100	100	101.3	102.9	102.9	105.7	106.9	112.2
France	90.5	87.8	100	100	101.9	104.7	103.6	107.8	106.8	112.9
Germany	92.4	89.2	100	100	101.8	104.0	104.1	106.2	107.0	111.0
Greece	84.2	78.4	100	100	103.3	107.2	106.4	110.3	110.9	121.1
Hungary	75.3	65.2	100	100	104.0	106.8	112.3	125.6	119.1	140.5
Ireland	84.5	76.6	100	100	102.7	107.4	105.6	115.5	108.9	122.2
Italy	88.6	87.3	100	100	102.2	105.7	104.3	108.5	108.0	115.6
Latvia	81.9	80.4	100	100	106.6	113.7	117.3	132.4	135.2	171.2
Lithuania	95.5	89.8	100	100	103.8	106.9	109.8	119.1	122.0	142.1
Luxembourg	87.1	86.6	100	100	103.0	105.8	105.7	109.4	110.0	117.9
Malta	88.6	83.5	100	100	102.6	110.6	103.3	110.5	108.1	119.9
Netherlands	87.1	79.2	100	100	101.7	104.8	103.3	107.9	105.5	110.6
Poland	87.4	76.9	100	100	101.3	104.4	103.9	109.2	108.3	117.6
Portugal	85.5	83.3	100	100	103.0	103.9	105.5	107.6	108.3	111.9
Romania	43.2	31.5	100	100	106.6	114.4	111.8	125.9	120.7	138.4
Slovak Republic	75.3	53.7	100	100	104.3	112.1	106.2	114.7	110.4	119.6
Slovenia	76.4	69.3	100	100	102.5	105.4	106.4	109.1	112.3	120.1
Spain	85.5	84.8	100	100	103.6	106.5	106.5	110.5	110.9	117.8
Sweden	91.7	81.2	100	100	101.5	104.6	103.2	105.7	106.7	111.6
United Kingdom	93.1	84.9	100	100	102.3	109.2	104.7	114.7	108.5	124.5

Housing includes rents, water, electricity gas and other fuels

Source: Eurostat. Tables total HICP and HICP housing (teicp040)

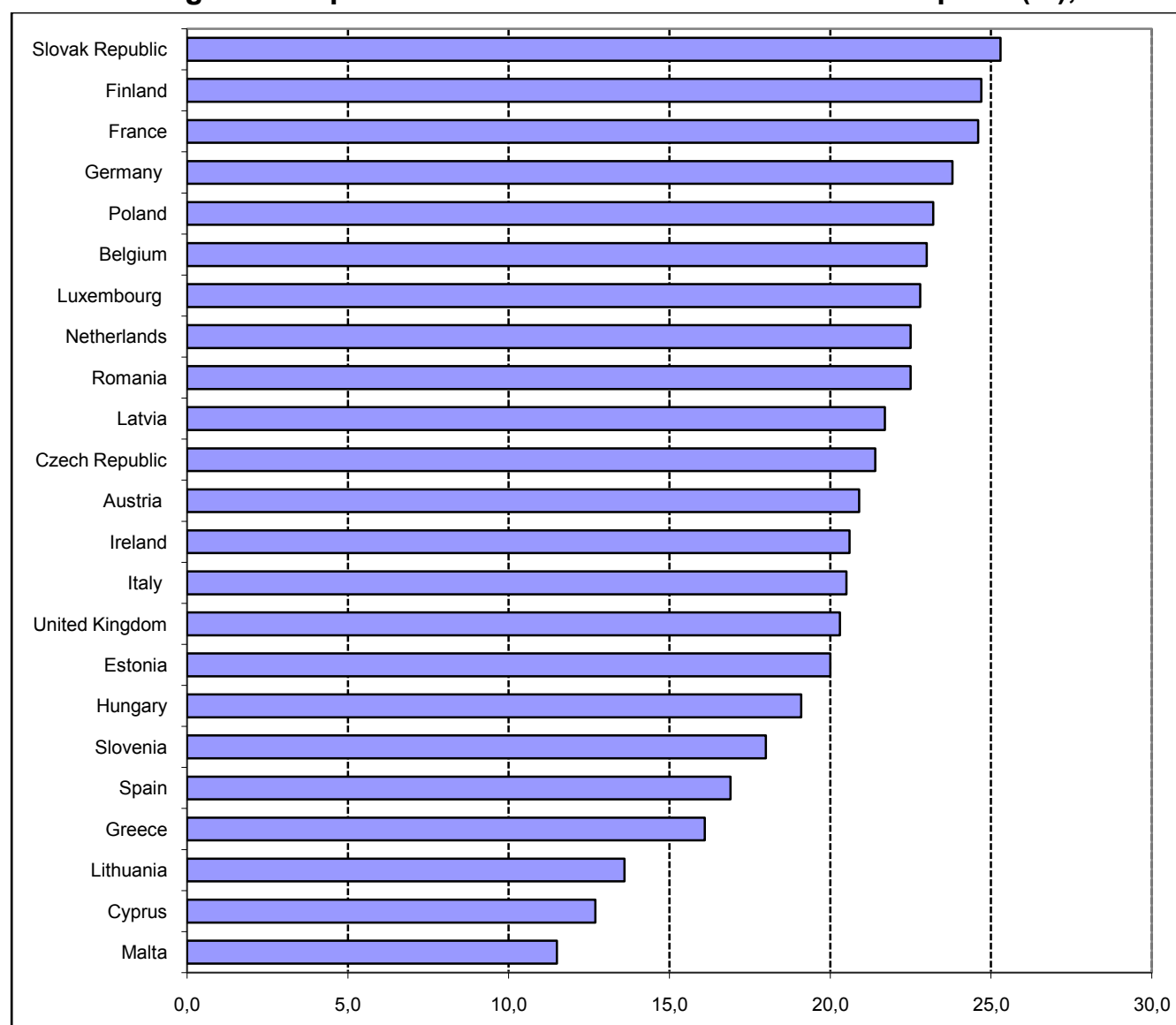
## 4.2 Housing consumption as share of total household consumption (%)

	1980	1990	2000	2005	2006	2007	2008
Austria	14.0	16.8	19.4	21.1	21.1	20.9	na
Belgium	na	na	23.4	23.7	23.7	23.0	23.9
Bulgaria	na	na	23.6	20.0	na	na	na
Cyprus	na	na	12.6	12.8	13.0	12.7	12.8
Czech Republic	na	na	20.7	22.3	22.0	21.4	21.8
Denmark	25.4	26.1	26.6	na	na	na	na
Estonia	na	na	25.3	20.0	20.3	20.0	21.2
Finland	18.6	18.2	24.7	25.2	25.0	24.7	24.9
France	19.2	20.0	23.0	24.3	24.6	24.6	25.2
Germany	na	na	23.2	24.0	24.0	23.8	24.3
Greece	na	na	16.5	16.1	16.0	16.1	16.2
Hungary	na	na	18.6	18.6	18.7	19.1	19.3
Ireland	na	15.0	17.7	20.0	19.9	20.6	22.4
Italy	13.6	16.0	18.5	20.5	20.5	20.5	21.2
Latvia	na	na	21.4	21.0	20.5	21.7	na
Lithuania	na	na	17.0	14.3	14.1	13.6	na
Luxembourg	na	18.5	20.2	22.2	22.6	22.8	22.4
Malta	na	na	9.7	10.9	11.4	11.5	12.1
Netherlands	15.6	18.6	20.4	22.0	22.7	22.5	na
Poland	na	na	20.5	23.7	23.6	23.2	23.7
Portugal	na	9.8	12.8	14.2	14.1	na	na
Romania	na	na	22.8	20.9	20.0	22.5	na
Slovak Republic	na	na	22.3	25.8	26.3	25.3	24.4
Slovenia	na	na	18.9	18.9	18.9	18.0	18.5
Spain	na	na	15.3	16.3	16.6	16.9	17.7
Sweden	na	na	27.8	28.1	na	na	na
United Kingdom	15.6	17.1	17.7	19.3	20.0	20.3	21.1

Housing consumption consists of the consumption of housing, water, electricity, gas and other fuels  
At current prices (% of total household consumption expenditure)

Source: Eurostat (nama\_co3\_c)

#### 4.2F Housing consumption as share of total household consumption (%), 2007



Source: Eurostat

### 4.3 Disaggregated average housing consumption (% of total household consumption), 2007

	Total housing consumption	Actual rents for housing	Imputed rent for owner occupied housing	Maintenance and repair of the dwelling	Water supply and miscellaneous services relating to the dwelling	Electricity, gas and other fuels	Total consumption by households on housing (Euro/inhabitant)
Austria	20.9	2.9	9.9	1.6	2.7	3.9	3,700
Belgium	23.0	3.8	12.5	1.1	1.3	4.3	3,600
Bulgaria	na	na	na	na	na	na	na
Cyprus	12.7	1.7	7.1	0.9	0.7	2.4	2,000
Czech Republic	21.4	2.9	9.2	0.5	1.6	7.2	1,300
Denmark	na	na	na	na	na	na	5,300
Estonia	20.0	3.0	11.4	0.2	2.3	3.0	1,300
Finland	24.7	6.3	15.4	0.0	0.4	2.5	4,100
France	24.6	4.3	14.0	1.3	1.5	3.5	4,100
Germany	23.8	7.0	9.5	0.7	2.3	4.3	3,800
Greece <sup>1</sup>	16.1	2.6	9.5	1.2	1.1	1.8	2,400
Hungary	19.1	0.7	10.3	0.5	1.8	5.9	1,000
Ireland	20.6	2.8	13.9	0.4	0.2	3.3	4,000
Italy	20.5	2.0	12.2	1.1	1.8	3.4	3,200
Latvia	21.7	0.5	11.0	5.0	0.8	4.3	1,200
Lithuania	13.6	0.3	7.3	1.7	0.9	3.3	700
Luxembourg	22.8	3.0	14.6	1.3	1.2	2.8	6,500
Malta	11.5	0.8	7.7	0.5	0.4	1.9	1,100
Netherlands	22.5	5.3	9.7	1.6	1.4	4.6	3,500
Poland	23.2	1.7	6.4	5.6	1.9	7.6	1,100
Portugal	na	na	na	na	na	na	na
Romania	22.5	0.8	12.9	3.5	0.8	4.6	900
Slovak Republic	25.3	0.9	7.9	3.0	2.5	11.1	1,400
Slovenia	18.0	0.6	10.3	0.3	1.7	5.1	1,700
Spain	16.9	1.4	10.5	1.0	1.7	2.2	2,400
Sweden	na	na	na	na	na	na	4,400
United Kingdom	20.3	4.3	10.2	1.8	0.9	3.2	na

Source: Eurostat (nama\_co2\_c)

#### 4.4 Construction cost index, residential buildings (2005 = 100)

	1995	2000	2005	2006	2007	2008
Austria	78.6	87.5	100	104.6	109.2	114.9
Belgium	na	92.3	100	104.9	109.6	112.3
Bulgaria	na	na	na	na	na	na
Cyprus	na	78.6	100	105.0	110.3	119.1
Czech Republic	na	83.6	102	103.8	108.7	112.6
Denmark	77.5	88.9	100	104.7	111.6	114.9
Estonia	52.6	78.7	100	110.5	124.5	128.9
Finland	82.9	89.8	100	103.8	109.9	114.2
France	77.0	84.3	100	105.3	110.1	116.2
Germany	0.0	94.1	100	102.0	104.9	107.3
Greece	67.7	86.7	100	104.3	109.1	114.7
Hungary	na	73.9	99	105.1	112.6	121.1
Ireland	na	61.0	100	109.6	111.5	103.0
Italy <sup>1</sup>	na	na	na	na	na	na
Latvia	na	78.2	100	120.7	161.4	186.7
Lithuania	62.8	85.9	100	110.7	128.5	140.8
Luxembourg	79.0	86.5	100	102.9	105.9	109.2
Malta	na	na	na	na	na	na
Netherlands	79.2	90.0	100	103.2	107.4	112.0
Poland	na	92.4	100	101.5	108.3	115.6
Portugal	na	91.1	100	103.0	106.5	112.1
Romania	na	33.1	100	110.8	122.1	141.9
Slovak Republic	46.1	76.6	100	104.0	108.3	114.5
Slovenia	na	72.0	100	103.4	108.6	114.2
Spain	75.7	85.6	100	106.8	112.2	117.5
Sweden	71.4	82.9	100	105.0	111.4	116.8
United Kingdom	45.6	61.7	100	104.6	109.0	109.3

1 Series stopped in 2000

Source: Eurostat, TU Delft-adaption of teiis510 quarterly data



## 4.5 Average price for dwelling, 2009 <sup>1</sup>

	Existing dwellings			Newly completed dwellings			
	Average price for one dwelling (euro*1,000)	Average price (euro/m <sup>2</sup> )	Average size per dwelling (m <sup>2</sup> )	Average price for one dwelling (euro*1,000)	Average price (euro/m <sup>2</sup> )	Average size per dwelling (m <sup>2</sup> )	Average construction cost (euro/m <sup>2</sup> )
Austria	na	1,010	75	na	1,890	80	1,520
Belgium	173	na	na	na	na	na	na
Bulgaria							
Cyprus	na	na	na	na	na	na	na
Czech Republic	na	375 <sup>2</sup>	61	97	1,272 <sup>3</sup>	76	
Denmark	293	1,839	159	na	na	na	na
Estonia	120	na	59	200		62	90
Finland	157	1,934	81	295	2,787	106	na
France <sup>2</sup>	na	2,500	70	na	2,500	na	na
Germany	na	na	na	na	na	na	na
Greece <sup>4</sup>	176	1,793 <sup>5</sup>	95	204	2,064 <sup>5</sup>	98	<sup>5 6</sup>
Hungary	na	na	na	na	na	93	576
Ireland <sup>7</sup>	275			242			
Italy	163 <sup>8</sup>	1,580 <sup>8</sup>	103	na	na	na	na
Latvia	24	445	50	72	810	78	na
Lithuania	na	na	na	na	na	na	na
Luxembourg <sup>9</sup>	284	3,569	81	350	4,336	82	na
Malta <sup>10</sup>	na	815-1,050	45-200	na	>1,050	45-200	128 <sup>11</sup>
Netherlands	238			272			
Poland	na	na	na	na	na	na	585
Portugal	146	1,490	98	na	na	na	na
Romania	na	na	na	na	na	na	na
Slovak Republic <sup>12</sup>	na	na	na	na	na	na	max 513
Slovenia	na	na	na	na	na	na	na
Spain	233	1,917	122	236	1,992	118	
Sweden <sup>13 14</sup>	188	1,472	128	na	na	130	2,614
United Kingdom	256	na	na	na	na	na	na

For definition of dwelling see Appendix 1

1. AT, EE, FR, DE, GR, MT, PL, SK, UK = 2004; BE, CZ, IT, SE = 2008
2. For dwellings in apartment buildings
3. For dwellings in apartment buildings and family houses
4. Attica Region
5. Over-estimation because data do not refer to low-income regions.
6. Newly and relatively new (up to 7 years) completed dwellings.
7. Source for average size is planning permissions.
8. Main metropolitan areas
9. Apartments only
10. Apartments euro 130,000; maisonettes euro 185,000; and terraced houses euro 230,000
11. Shell form
12. Average construction cost per dwelling defines the maximum level of construction cost of municipal rental housing supported by direct subsidies from the state budget
13. Newly completed dwellings that are collectively built, conventional one- or two dwelling buildings (i.e. separately built one-family houses are not included)
14. Price for one or two family dwelling.

Source: Ministries responsible for housing and national statistical institutes

AT for prices: Austrian Chamber of Commerce, IIBW. For construction costs 2001: Statistica Austria  
IT Nomisma

#### 4.6 Average annual rent (\*1,000 euro) and average size (m<sup>2</sup>) for rental dwellings in the free and regulated market, 2009 <sup>1</sup>

	Free Market		Regulated market	
	Average rent per dwelling	Average size per dwelling (m <sup>2</sup> )	Average rent per dwelling	Average size per dwelling (m <sup>2</sup> )
Austria <sup>2</sup>	6.6	71.0	5.6	67.0
Belgium	na	na	2.4	na
Bulgaria				
Cyprus	6.1	121.0	na	na
Czech Republic	1.3	51.0	0.7	63.0
Denmark	5.7	80.0	na	na
Estonia	na	na	1.3	45.0
Finland	6.4	53.0	5.9	55.0
France <sup>3</sup>	6.3	57.0	4.0	68.0
Germany	4.9	71.0	na	na
Greece	4.6	71.7		
Hungary	1.7	51.0	0.4	48.0
Ireland	12.0	na	1.9	na
Italy <sup>4</sup>	4.0	na	1.2	75.0
Latvia	85.0	48.0	14.0	51.0
Lithuania	1.1	61.0	0.1	44.0
Luxembourg	7.7	88.0	4.0	86.0
Malta	4.5		0.1	
Netherlands	10.1	106.0	4.9	82.0
Poland	na	na	na	na
Portugal	7.8	na	na	na
Romania	na	na	na	na
Slovak Republic <sup>5</sup>	na	124.1	na	59.8
Slovenia	na	na	na	na
Spain	5.1	74.8	1.6	74.9
Sweden	6.2	67.0	5.8	66.0
United Kingdom	8.9	na	3.9 <sup>6</sup>	na

"Regulated" market average rent per dwelling = average rent for social landlord and local authority housing tenants

1. BE, CZ, DK, EE, IE, PL = 2004; CY, LT, UK = 2003; DK = 2002; IT, LV, LT, ES, SE = 2008
2. Regulated market = Limited Profit Housing Association + public housing. LPHA frequently asks for additional upfront payments from the tenants, which is not included in the data
3. Dwellings located in a great agglomeration
4. For regulated market
5. Average size per dwelling in the free market from Population and Housing Census 2001 for total occupied housing stock; average size per dwelling in regulated market is data regarding newly completed municipal rental housing in 2004
6. England only

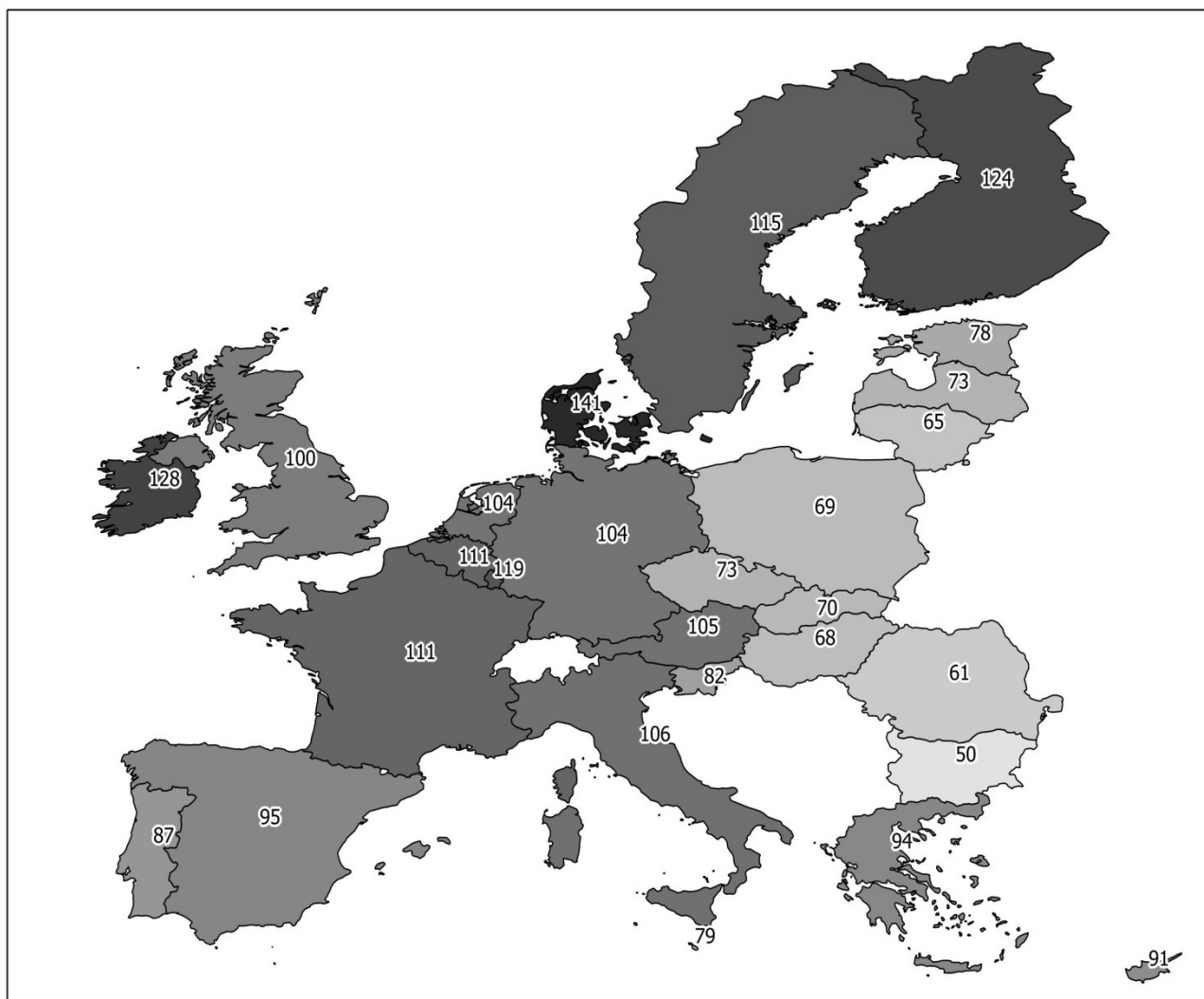
Source: Ministries responsible for Housing and national statistical institutes  
 GR National Statistical Service of Greece, Households Accounts Research 2004/05  
 I FederCasaL  
 LU Housing Observatory. EU-SILC 04

#### 4.7 Comparative price level indices for total household consumption (EU-27 = 100)

	1995	2000	2005	2006	2007	2008
Austria	115.4	101.8	102.5	101.9	102.2	105.1
Belgium	113.6	101.9	106.4	107.7	108.3	111.1
Bulgaria	32.9	38.7	43.2	44.9	46.2	50.2
Cyprus	86.7	88.0	90.3	90.3	88.1	90.5
Czech Republic	41.6	48.0	58.1	61.3	62.4	72.8
Denmark	138.2	130.2	140.3	138.4	137.4	141.2
Estonia	41.7	57.2	64.7	68.5	73.1	78.0
Finland	132.9	120.8	123.6	122.7	119.9	124.3
France	118.3	105.8	108.2	108.5	108.0	110.7
Germany	118.6	106.5	103.3	102.6	101.9	103.7
Greece	82.9	84.8	88.2	89.0	90.7	94.0
Hungary	43.8	49.2	63.3	60.6	66.7	68.1
Ireland	100.8	114.8	123.4	124.5	124.5	127.6
Italy	90.0	97.5	104.7	104.2	102.9	105.6
Latvia	38.6	58.8	57.0	60.7	66.6	72.6
Lithuania	30.9	52.6	54.8	57.3	60.0	64.6
Luxembourg	113.5	101.4	111.6	111.3	115.3	119.1
Malta	61.8	73.2	73	74.8	75.5	78.8
Netherlands	111.2	100	104.7	104.0	101.8	104.0
Poland	47.5	57.9	61.1	62.4	61.9	69.1
Portugal	82.9	83.0	85.0	84.9	85.7	87.0
Romania	31.4	42.5	54.4	57.6	63.8	60.9
Slovak Republic	39.7	44.4	55.4	58.0	63.2	70.1
Slovenia	75.1	72.8	76.0	76.7	79.0	82.3
Spain	89.0	85.0	91.1	91.8	92.8	95.4
Sweden	125.7	127.5	119	118.5	115.7	114.5
United Kingdom	92.3	119.9	109.7	110.6	112.6	100.0

Source: Eurostat (prc\_ppp\_ind E011)

#### 4.7F Comparative price level indices for total household consumption, 2008 (EU-27 = 100)



Source: Eurostat (prc\_ppp\_ind E011) (rounded)

#### 4.8 Comparative price level indices for housing costs (gross rent, fuel and power) (EU-27 = 100)

	2000	2005	2006	2007	2008
Austria	95.7	96.7	96.2	95.6	97.5
Belgium	111.5	119.1	120.3	119.1	121.9
Bulgaria	26.0	28.9	28.6	29.6	32.4
Cyprus	63.0	68.0	69.2	66.7	69.5
Czech Republic	34.9	43.3	46.8	48.1	58.0
Denmark	140.0	149.7	149.5	154.4	157.4
Estonia	43.9	55.8	61.6	72.0	74.7
Finland	130.1	130.5	128.0	128.3	133.3
France	117.6	122.2	122.7	124.3	125.8
Germany	128.1	115.0	111.8	109.3	110.2
Greece	75.6	81.3	82.2	84.7	87.5
Hungary	35.2	42.6	40.8	45.4	46.5
Ireland	130.8	134.5	135.4	140.6	144.4
Italy	100.8	105.4	107.0	103.0	104.3
Latvia	36.0	42.1	46.0	53.4	62.9
Lithuania	31.1	35.9	38.3	42.3	45.3
Luxembourg	134.1	149.9	150.2	161.3	169.3
Malta	42.9	43.5	44.5	43.8	47.0
Netherlands	113.6	123.7	121.3	119.5	121.5
Poland	39.6	42.4	42.3	41.9	47.6
Portugal	75.9	78.3	78.1	79.4	80.3
Romania	28.4	46.5	48.9	57.9	55.1
Slovak Republic	26.0	39.6	42.8	47.4	52.4
Slovenia	66.4	66.3	64.5	65.5	69.3
Spain	82.4	94.3	96.1	97.3	100.8
Sweden	136.2	118.4	117.5	112.9	112.0
United Kingdom	103.2	99.6	102.4	105.9	94.8
EU-27	100.0	100.0	100.0	100.0	100.0

Source: Eurostat (prc\_ppp\_ind A0104)

**4.8F Comparative price level indices for housing costs (gross rent, fuel and power), 2008 (EU-27 = 100)**



Source: Eurostat tables *prc\_ppp\_ind A0104* (rounded)

## 4.9 Share of households that perceive housing costs as a heavy burden (%)

	2005			2008		
	Households with heavy financial burden	With financial burden	Without financial burden	Households with heavy financial burden	With financial burden	Without financial burden
Austria	14.1	61.4	24.5	15.6	59.0	25.5
Belgium	31.2	34.8	34.0	31.0	35.3	33.6
Bulgaria	na	na	na	42.6	49.8	7.6
Cyprus	63.2	30.9	5.9	66.4	30.4	3.3
Czech Republic	24.4	64.3	11.3	22.3	68.7	9.0
Denmark	6.3	20.5	73.2	7.4	23.0	69.6
Estonia	26.9	53.7	19.4	14.3	61.0	24.7
Finland	19.7	56.3	24.1	20.1	56.8	23.1
France	20.9	30.8	48.4	29.5	25.2	45.3
Germany	24.1	59.3	16.6	23.8	59.8	16.4
Greece	23.7	69.4	7.0	30.7	64.7	4.5
Hungary	24.8	62.4	12.8	34.8	56.9	8.3
Ireland	23.1	52.1	24.8	24.0	54.9	21.1
Italy	53.7	45.0	1.3	58.6	40.4	1.1
Latvia	33.0	49.7	17.3	25.0	54.9	20.0
Lithuania	36.7	48.3	14.9	27.9	55.6	16.5
Luxembourg	28.6	46.4	25.0	35.6	45.3	19.1
Malta	37.9	43.8	18.3	30.2	51.9	17.8
Netherlands	17.7	47.1	35.1	11.7	47.1	41.2
Poland	46.4	42.4	11.2	37.7	51.4	10.9
Portugal	23.5	58.2	18.3	37.8	48.6	13.6
Romania	na	na	na	38.1	58.4	3.5
Slovak Republic	40.3	53.3	6.5	32.5	58.1	9.4
Slovenia	32.5	58.2	9.3	33.6	54.0	12.4
Spain	46.4	50.1	3.5	51.5	45.3	3.3
Sweden	13.3	36.4	50.4	10.4	36.9	52.7
United Kingdom	na	na	na	28.5	45.2	26.3

Source: Eurostat (ilc\_mdcd04)

#### 4.10 Low income households by tenure (2008) and households receiving housing allowances

	Percentages of persons living in low income households			60% of median equivalised income in PPS <sup>1</sup>	Percentage of households receiving housing allowance	Average Personal Aid (euro/year per household)
	Total	Owner	Rent			
Austria	12	9	18	11,406	5.4	1,622
Belgium	15	10	28	10,791		
Bulgaria	22	21	28	1,303		
Cyprus	16	15	30	10,059		
Czech Republic	10	7	17	3,641	3.0	467
Denmark	12	8	20	14,497	20.8	2,764
Estonia	19	19	24	3,328		9
Finland	13	9	27	11,889	19.8	1,951
France	13	9	22	10,538	19.8	2,470
Germany	15	8	24	10,986	11.0	
Greece	20	19	25	6,480		
Hungary	12	12	25	2,640	na	na
Ireland	18	13	26	13,772		
Italy	20	16	29	9,383	5.5	1,188
Latvia	21	24	36	2,899	4.0	125
Lithuania	19	19	40	2,502		
Luxembourg	14	9	29	18,550	na	na
Malta	14	13	21	5,735	20.0	130
Netherlands	10	6	20	11,713	15.4	1,708
Poland	17	17	22	2,493	3.2	452
Portugal	18	17	24	4,886		
Romania	25	24	16	1,173		
Slovak Republic	11	10	18	2,875	1.7	na
Slovenia	12	11	25	6,536		
Spain	20	18	31	7,770	na	na
Sweden	11	7	23	12,344	3.8 <sup>2</sup>	1,979 <sup>3</sup>
United Kingdom	19	14	32	13,211		

1. Low-income households are defined as having an income less than 60% of median equivalised net income
2. Housing allowances can only be received by households with children and by households in the ages 18-28 without children. In addition, there is a special housing allowance for pensioners that is granted to persons and not to households. The number of pensioners (including both old-age and sickness pensions) receiving housing allowances amounted to 409,000 persons in 2008. These comprise about 4.4% of total population.
3. Average personal aid is per number of households receiving aid, not per total number of households.

Source for percentage of low income households by tenure: Eurostat DS-066431

Source for 60% median net equivalised net income: Eurostat (ilc\_di03) and TU Delft calculation

Other data provided by national statistical institutes

GR Income and Condition of Life Research, 2007

SE The Swedish Social Insurance Agency



## 4.11 Mortgage system and housing taxes (latest data)

	Usual length of contracts (new mortgage loans) in years	Average loan-to-value (LTV) ratio (new mortgage loans) in %	Tax on imputed rent (Y/N)	Mortgage related interest relief (Y/N)	Indirect taxes (VAT) on new homes in %	VAT on social new homes in %	VAT on rehabilitation or maintenance in %
Austria	20-25	70-85	N	N	10-12	10.0	20.0
Belgium	20	80-85	Y	Y	21.0	6.0	6.0
Bulgaria							
Cyprus	na	na					
Czech Republic	15-20	70	Y	Y	10.0 <sup>1</sup>		10.0
Denmark	30	80	Y	Y	25.0	25.0	25.0
Estonia	na	na					
Finland <sup>2</sup>	21-30	60-80	Y	Y	22.0	22.0	22.0
France	15-20	66		N	19.6	5.5	5.5
Germany	up to 30	70	N	N	19.0	19.0	19.0
Greece	15-20	60-75	Y <sup>3</sup>	Y <sup>4</sup>	19.0 <sup>5</sup>		
Hungary	na	na					
Ireland	31-35	91-95	Y	Y	13.5	13.5	13.5
Italy	20	71	Y	Y	4.0	10.0	10.0
Latvia	10-20	max 85	Y	N	18.0 <sup>6</sup>		
Lithuania	20-25	70-90	Y	Y	18.0		
Luxembourg	20-25	max 80	Y	Y	3.0	3.0	3.0
Malta	30 <sup>7</sup>	68	Y	Y <sup>8</sup>	exempt <sup>9</sup>		
Netherlands	30	85-100	Y	Y	19.0		
Poland	20-30	80-90	Y	Y	22.0	7.0	7.0
Portugal	25-30	70-80	Y	Y	0.0	Y	Y
Romania	25-30	na			19.0		
Slovak Republic	15	80	N	N	19.0	19.0	19.0
Slovenia	na	na					
Spain	24	56	N <sup>10</sup>	N <sup>11</sup>	7.0	4.0 <sup>12</sup>	
Sweden	40-60	85-95	Y <sup>13</sup>	Y	25.0	25.0	25.0
United Kingdom	na	70	N	N	0.0		

1. For housing area less than 120 m<sup>2</sup> and more than 120 m<sup>2</sup> VAT= 20%; in f.h. <350 m<sup>2</sup> VAT= 10% and >350m<sup>2</sup> VAT= 20%
2. Length: usual in 2008. LTV is the typical maximum LTV (with or without government guarantee)
3. For housing area more than 120 m<sup>2</sup>
4. Deduction of interest payments less than 15% of the taxable income
5. Transfer tax etc., as percentage of the objective (taxable) value
6. Tax is already included in acquisition of building materials, costs of construction, etc.
7. The average was 27.7 years based on the records of one of the two largest banks.
8. 0.5% interest rate deduction on loans below MTL 35,000 (1 MTL = 2.32 euro as of 2 November 2004)
9. Malta has obtained derogation from the VAT EU Sixth Directive to keep exempt without credit the purchase of new buildings and building land.
10. Income tax: imputed rent is not applicable to principal dwellings, but is applied to secondary and unoccupied dwellings
11. Income tax: a deduction on fiscal rate of a percentage of the investment (principal + interest) in the acquisition of principal dwellings is applied.
12. This rate is not applied to all kinds of social dwellings, but only to "social housings of special regime" and "social housing of public promotion".
13. Tenant owners' society pays tax on imputed rent, but so do not owners occupied. However, Sweden has a municipal property charge which has replaced the government property tax on dwellings. Both are based on the assessed market value of the dwelling, even though the charge has a rather low maximum ceiling

Source: Ministries responsible for housing and national statistical institutes

## **Chapter 5 The Role of the Government**

## 5.1 Key housing policy statements, types of aid

Country	Key housing policy aims	Type of aid	
		Construction aid (Y/N)	Aid to family (Y/N)
Austria	The aim of housing policy is to combine the strengths of the markets with the backing of the state to achieve affordable housing for the majority of the population.	Y	Y
Belgium	The aim is to promote home ownership and provide sufficient social housing.	Y	Y
Bulgaria	The main aims of the state housing policy, established in the National Housing Strategy of the Republic of Bulgaria, adopted by the Government, are: 1. putting an end to the deterioration of the condition of the existing residential buildings through the implementation of the National Programme for Renovation of Residential Buildings in the Republic of Bulgaria; 2. creation of a functioning mechanism for providing new affordable houses by means of: a. increasing the number of municipal rental buildings; b. promoting the establishment of housing associations; c. integrating public and private rental buildings.		Y
Cyprus	The primary aims of the housing policy are: 1. to assist low- and middle-income households to acquire a house through tax benefits, subsidised prices and low interest loans, and 2. to continue the improvement and refurbishment of the refugee housing estates.	na	na
Czech Republic	The aim is to create conditions under which every household is able to secure adequate housing, appropriate to its needs and financial situation, either by its own means or with the State's assistance.	Y	Y
Denmark	The main aim of the housing policy is – through a comprehensive supply of housing – to ensure that good and healthy housing is available to all of the population.	na	Y
Estonia	The aim is to provide all residents with an option to choose their place of dwelling and to create conditions in the housing market (through legal regulation, institutional regulation and support measures) that would allow owners, tenants and citizen-initiated housing organisations to solve their problems independently and to carry out individual housing strategies.	na	na
Finland	Housing policy in Finland aims to ensure a socially and regionally balanced and stable housing market, to eliminate homelessness, to improve the quality of housing, to ensure that housing is available at reasonable cost and to make it easier for people and families to find housing that corresponds to their current housing needs.	Y	Y
France	Housing policy in France is predicated on the assumption that, in order for each person to be housed according to his/her wishes, action must be taken on each link in the housing chain. This includes: facilitating home ownership and stimulating private rental and social housing output.	Y	Y
Germany	An important task is to devise the range of housing policies necessary to address the increased regional differentiation of housing markets. At the same time, national housing policy has to make a reasonable contribution to the main political challenges like private retirement provisions by promoting owner occupied housing, reducing energy consumption, improving the living conditions for families with children in cities and stabilising the labour market.	Y	Y
Greece	The housing policy is mainly orientated to the promotion of home-ownership, through a rational and effective financing and taxation system.	Y	Y
Hungary	The key objectives are: support for young families with children to buy their own flat; support for low-income households through the increase of rental stock; subsidies for energy-saving renovation of pre-fabricated buildings.	na	na
Ireland	The aim is to enable all households to have available an affordable dwelling of good quality suited to their needs, in a good environment and, as far as possible, at the tenure of their choice.	na	na
Italy	The 2009 National Housing Plan (Article. 11, D.L. 112/2008 - Law of 6 August 2008, n. 133) introduces the fundamental contents of a new housing plan designed to address in a direct and organic way the housing problem Among the main aspects that characterise it, the plan include a new broader concept of social housing as overcome of the traditional forms of public housing and defining the strategic role for the country of social and urban regeneration. The main targets of this plan are: o Integrated national and local real estate funds. o Increase of public housing asset (founds from state, regions, municipalities and other public bodies and from asset sales). o Financial promotion of housing (including private).	Y	Y

	<ul style="list-style-type: none"> <li>Facilitating a cooperative housing.</li> <li>Integrated plans (including also social housing).</li> <li>New housing and refurbishment of public social housing.</li> </ul>		
Latvia	The housing policy aim is to provide all residents with an option to choose their place of dwelling and to create the conditions in the housing market (through legal regulation, institutional regulation and support measures) that would allow owners, tenants and citizen-initiated housing organisations to offer affordable dwelling. The Concept Paper on Housing Policy, published in 1996, defines the main task of national housing policy as the advancement of access to good-quality housing for all residents at a reasonable cost. A Housing Policy Strategy for 2006-2020 is currently being developed by the Ministry of Regional Development and Local Governments. The Strategy will determine state housing policy for the next 14 years and will include housing policy main principles, aims and futures action trends that will reflect housing policy development priorities.	na	na
Lithuania	<p>The key objectives of the Government's housing programme entitled Dwelling are:</p> <ul style="list-style-type: none"> <li>to encourage private initiative, including joint public-private initiative, in the fields of housing construction and apartment supervision;</li> <li>to develop the housing market while maintaining a level of non-commercial housing;</li> <li>to promote good dwelling design and</li> <li>to encourage the insulation and physical renewal of dwellings.</li> </ul>	na	na
Luxembourg	<p>The housing policy (for the period 2009-2014) will persist in an integrated approach, in particular concerning the joints <i>displacement - housing - professional (and leisure) activities</i> which are essential for constructing durable cities and village agglomerations of quality.</p> <p>In the spirit of the law "Housing Pact" (22-10-2008) and of the draft "Plan sectoriel logement" (sectoral housing plan), this policy will be carried out by the Government in close cooperation with the municipalities, which have now - besides their competences in urban and municipal planning - instruments to intervene directly in the housing sector functioning mainly according to the balance between housing demand and supply.</p> <p>The Sectoral Housing Plan will be finalised in the short-term.</p> <p>As the public housing promoters shall play a more important role in the housing sector, the structure and missions of the National Housing Fund ("Fonds du logement") will be reorganised (main problem in Luxembourg = the price of building land is very expensive, especially in/around the capital and the main cities).</p>	Y	Y
Malta	Housing policy aims at encouraging home-ownership; providing decent housing for all; subsidising the adaptation and repair of dwellings; providing subsidised rented accommodation for low-income and other target groups; developing the affordable housing building programmes; stimulating the rental market and the use of vacant housing stock; increasing the accessibility of residential premises; providing sheltered housing for the target groups; and encouraging collaboration between private and non-governmental enterprises in accessing cheaper land for housing and improving the maintenance of the social housing stock.	na	na
Netherlands	The aim is to accelerate the restructuring of neighbourhoods and housing production, especially in cities; to achieve and maintain a sound, sustainable living climate; to tackle unsafe and run-down neighbourhoods and to prevent other areas from declining in this way; to promote home-ownership; to make city living more attractive for middle and higher income households and to ensure that housing is affordable.	Y	N
Poland	The aim is to lower construction cost and improve the availability of financial resources; to ensure the expansion of housing for rental purposes provided both by the private and non-profit sectors; to improve the spatial mobility of the workforce through the potential of the existing housing stock; to revitalise urban areas; to provide support for municipalities as well as non-government organisations in respect of the provision of temporary accommodation.	Y	Y
Portugal	Article 65 of the Portuguese constitution defines the right to housing. Within this context, the Government is required to adopt a housing policy that ensures that all citizens have access to adequate housing, and to provide the resources and instruments necessary to implement this policy.	Y	Y
Romania	The main objectives are ensuring a sustainable development framework for human settlements and the supply of decent homes for everybody; ensuring decent living conditions for disadvantaged persons; creating appropriate technical and financial instruments for addressing the housing demand; ensuring technical and methodological tools necessary for implementing programme aimed to improving the quality of living conditions and the social mix.	Y	Y
Slovak Republic	The aim is to modify support measures for housing development so that they provide appropriately differentiated state support for construction housing intended for the various income groups within the population.	Y	Y
Slovenia	The National Housing Programme for the period 2000-2009 aims to enable the construction of 10,000 new dwellings annually and to meet all housing needs in the country, including social housing needs.	N	Y
Spain	The key aim of the Central Government housing financing plans is to assist people to have access to housing by increasing the proportion of subsidised housing on the principal dwelling market, assisting would-be first home buyers up to the age of 35 – the	Y	Y

	recipients of 80% of the funds, boosting the subsidised rental market, giving preferential funding treatment to specific target groups, supporting the revitalisation of cities and neighbourhoods by encouraging their rehabilitation and encouraging a more rational and sustainable use of building land, especially that is intended mainly for subsidised public housing.		
Sweden	<p>General goal: The objective of housing policy is long term well functioning housing markets where the demand of consumers meet a supply of housing that corresponds to the [housing] needs of consumers.</p> <p>Demand side related goals:</p> <ul style="list-style-type: none"> <li>○ Freedom of choice in the housing markets,</li> <li>○ Reasonable housing costs,</li> <li>○ Good possibilities to enter the housing markets.</li> </ul> <p>Supply side related goals:</p> <ul style="list-style-type: none"> <li>○ Well functioning housing markets with a long term, stable regulatory framework with predictable conditions for building, management and owning of dwellings of all forms of tenure,</li> <li>○ Housing markets that contribute to a well functioning labour market in all parts of the country,</li> <li>○ A well functioning competition in the construction industry and in the housing markets,</li> <li>○ Long term sustainable dwellings of good quality.</li> </ul>	Y but to be phased out after 2006.	Y
United Kingdom	na		Y

Source: Regular National Report on Housing Developments in European Countries, Synthesis Report. Authors: Michelle Norris and Patrick Shiels, The Housing Unit, Department of the Environment, Heritage and Local Government, Dublin, November 2004; for the Housing Statistics 2010 publication several updates have been provided by the National Ministries responsible for housing.

## 5.2 Housing policy development and implementation agencies

Country	Policy development	Policy implementation agencies	Sector	
			Public	Private and cooperative
Austria	Central Government: raising of funds, civil law.	Regional Government, LPHA (Limited Profit Housing Association, non profit organisation).	X	X
Belgium	Central Government.  Regional level: three regional Governments for the Flanders, Wallonia and Brussels-capital regions.	Local authorities, the housing associations, public service housing associations, housing funds and social service agencies for each region.	X	
Bulgaria	Central Government.	Central Government, municipalities.	X	
Cyprus	Central Government.	The Cyprus Land Development Corporation and the Housing Finance Corporation, Ministry of Interior, Department of Town Planning and Housing.		
Czech Republic	Central Government.	Local Government.	X	X
Denmark	Central Government.	Central and local Government.		
Estonia	Central Government.	Central Government, local Government and the Estonian Credit and Export Guarantee Fund (KredEx).		
Finland	Central Government.	The Housing Finance and Development Centre of Finland (ARA) and local authorities.		
France	Central and Local Government.	Local Government, municipalities, local agencies (Offices publics d'HLM, Sociétés anonymes, SEM, cooperatives).	X	X
Germany	Federal Government (General legal and economic conditions in housing, legal provisions and co-financing of housing allowances, design of social housing policy and contribution to state investment, general contribution to state and local housing investments and subsidies). Governments of the Federal States (design of technical and structural requirements for buildings, design of procedures for applying for planning permission). Local authorities (general jurisdiction for local housing conditions, urban planning and legal sanctioning of land supply, planning and provision of local infrastructure).	Governments of the Federal States (implementation of Social Housing Policy, co financing of housing allowances) and Local Authorities (housing provision for low-income households. Disbursement of housing allowances, housing costs for long-term unemployment and social welfare recipients).	6% social rental sector.	41% owner occupied, 53% privately financed rental sector including cooperative sector.
Greece	Central Government (provision of financial assistance for first-time acquisition of housing through tax benefits and interest rate subsidies; direct provision of low-cost new owner-occupied housing to workers and cash allowances to renters; improvement of older and new residential areas; public support for the housing of natural disaster victims, e.g. earthquakes, and categories of special needs, e.g. refugees, ROM populations). Regional Government (approval of physical planning for housing programmes of the public sector. Local Government (proposals for the improvement of older and new residential areas; public support for the housing of natural disaster victims, e.g. earthquakes, and categories of special needs, e.g. refugees, ROM populations).	Local Authorities (participation in the procedure of approval of physical planning projects and for the implementation of social housing programmes and urban renewal programmes).	X	X

Hungary	Central Government and local Government.	na	X	X
Ireland	Central Government (The Department of the Environment, Heritage and Local Government is the central body responsible for housing policy, distribution of capital funding and coordinating the activities of local authorities).	Local Government (housing policy is implemented locally by 89 housing authorities and the voluntary and co-operative housing sector).	X	X
Italy	Central Government (minimum standard of housing service, personal housing allocation, pilot programmes). Regional Government (housing policies, financing, regulation). Local Government (local housing policies).	Local independent agencies. Municipalities, Private cooperative sector.	X	X
Latvia	Central Government.	The Housing Agency.	X	X
Lithuania	Central Government.	The Housing Agency and local Government.		
Luxembourg	Central Government.  Municipalities.	Central Government (Housing Ministry: granting of substantial housing aids to individuals and promoters), Public housing promoters (construction of subsidised dwellings for sale at moderate costs) and construction of social rental dwellings).	X	
Malta	Central Government and the Housing Authority.	The Housing Authority and Malta Environment and Planning Authority.		
Netherlands	Central Government.	Ministry of the Interior and Kingdom Relations.	X	X
Poland	Regional Government (regional development plans – housing included within integrated urban renewal projects).  Local Government (local housing policies).	Ministry of Construction.	X	X
Portugal	Central Government.  Municipalities  Cooperatives	Housing and Urban Rehabilitation Institute Guidelines for state aid and subsidised loans to local programmes of housing and rehabilitation for municipalities and cooperatives. Aid for rental through grants to low income households Providing land for housing construction; framework of rehabilitation programmes; management and maintenance of municipal housing stock. Promoting affordable housing (for ownership or rental).	X  X	   X
Romania	Central Government (housing policy development) Local authorities provide access to housing land for constructions, own and manage the social housing stock.	The Ministry of Regional Development and Tourism, local authorities, the National Housing Agency.	X	
Slovak Republic	Central Government (legal framework, financial tools, regulation). Higher territorial Units (regional Housing policy). Local self Government (local housing policies, social housing construction, land-territorial planning).	Central Government (The Ministry of Construction and Regional Development, the State Housing Development Fund (till 30 June 2010). The Ministry of Economy and Construction, the State Housing Development Fund (from 1 July 2010)). And local Government	X	X
Slovenia	The state shall have the following competencies and tasks in particular in the housing sphere: <ul style="list-style-type: none"> <li>o determining housing policy in the development and spatial plans of the state;</li> <li>o determining the national housing programme and providing funds for its implementation;</li> <li>o taking care of developmental research activity in the housing sphere;</li> </ul>	The Housing Fund of the Republic of Slovenia, a public fund (hereinafter: the Fund) shall be a public financial and real estate fund founded for financing and implementing the National Housing Programme, stimulating housing Construction, renovation and maintenance of housing and residential buildings. The founder of the Fund shall be the Republic of Slovenia (Non-profit housing organisations). Municipality competencies and tasks in particular in the housing	X	X

	<ul style="list-style-type: none"> <li>o monitoring the level of rents by types of rental housing on the level of regions and the state; founding and appointing a housing council and its members;</li> <li>o keeping records, registers and statistical bases for monitoring and implementing housing policy;</li> <li>o founding the National Council for the Protection of Tenant Rights.</li> </ul>	<p>sphere:</p> <ul style="list-style-type: none"> <li>o adopting and realising the municipal housing programme;</li> <li>o providing funds for construction, obtaining and leasing non-profit and residential buildings devoted to the temporary solution of the housing needs of persons at social risk;</li> <li>o encouraging various forms of providing self-owned and rental housing;</li> <li>o providing funds for subsidising rents and for extraordinary help in the use of housing;</li> <li>o ensuring conditions for developing various forms of Construction and renovation with relevant land and standards policies;</li> <li>o adopting guidelines for project planning, construction and renovation of housing, deriving from local particularities, including the external appearance of residential buildings;</li> <li>o determining permitted activities that may be performed in part of a dwelling; keeping a register of housing.</li> </ul> <p>A municipality shall ensure obtaining rental and self-owned housing in particular:</p> <ul style="list-style-type: none"> <li>o by co-investing with the Housing Fund of the Republic of Slovenia, a public fund;</li> <li>o by annuity purchase of housing and leasing it out;</li> <li>o by the sale of housing on instalment purchase (financial leasing);</li> <li>o by co-investing with public and private investors and similar;</li> <li>o with funds from the national budget;</li> <li>o with funds devoted to regional development and development of rural areas;</li> <li>o with funds of the European Union and similar.</li> </ul> <p>A non-profit housing organisation shall be a legal person founded for obtaining, managing and leasing non-profit housing and obtaining and managing its own housing under special conditions. Conditions referred to in the previous paragraph shall be prescribed by the minister and relate above all to the method of doing business and directing profit, use of obtained land and managing it, handing out work in all phases of obtaining housing by competition, respecting prescribed standards and norms and deciding rents.</p>		
Spain	<p>The State can intervene in the housing sector due to its responsibilities concerning the basis of the general economic and planning policy and taken into account the factor that the housing sector is very relevant for the national economy. That is why the State has applied several financing housing schemes during more than the last 20 years, while the Autonomous Communities have set up their own housing policies, with different degrees of magnitude and public Financial funds involved. Central Government (basic housing policies, financing, regulation).</p> <p>Regional Government (implementation of basic housing policies, possible regional housing policies, financing and regulation)</p> <p>Local Government (locals housing policies).</p>	Regional (mainly) and local Government. Local public agencies, cooperative and private sector for housing construction.	X	X



Sweden	Housing policy in general is carried out on two levels. Legislation and financing conditions are state issues. In principle however, housing is the responsibility of the municipalities. Central Government: legislation and financing conditions including housing subsidies and benefits. Local Government: the municipalities are responsible for housing planning and provide access to housing land. They also adopt guidelines for housing provision and give owners directives to Municipal Housing Company (MHC).	Central, regional and local Governments as well as MHC.	X	
United Kingdom	Office of the Deputy Prime Minister (for England) Scottish Executive, National Assembly for Wales, the Northern Ireland Assembly.	Local authorities Associations.	X	X

Source: National ministries responsible for housing

### 5.3 Supply side subsidies, public loans and public credit guarantees in the housing sector (million €)

	Year	Direct supply side subsidies for housing	Thereof (%) from		Newly provided public loans for housing	Thereof (%) from		Total outstanding public loans	Public sector guarantees
			State budget	Regional or local budget		State budget	Regional or local budget		
Austria									
Belgium	2005	461	0	100	565	16	85	5,638	Regional gov.
Bulgaria									
Cyprus									
Czech Republic	2009	22	100	na	4	100	na	na	Central gov.
Denmark	2009	362	68	32	0	0	0	0	Central and regional gov.
Estonia	2009	15	100	0	0	0	0	0	Central gov.
Finland	2009	280	100	na	44	100	na <sup>1</sup>	9,400 <sup>2</sup>	Yes
France	2008	2,800	100		5,000	100		78,300	Local gov.
Germany									
Greece	na	na	na	0	na	na	0	na	
Hungary	2009	26	100						
Ireland	2005	63	70	30	257	0	0 <sup>3</sup>	2,896	Yes
Italy	2008	3,506	15	85	na	na	na	na	
Latvia									
Lithuania									
Luxembourg	na	na	na	na	na	na	na	na	Central gov.
Malta									
Netherlands									
Poland <sup>4</sup>									
Portugal <sup>5</sup>	2009	222	na	na	na	na	na		Central gov.
Romania	2009	3	100						"First Home" Programme <sup>6</sup>
Slovak Republic	2009	57	100	0	138	100	0	1,653	Central gov.
Slovenia									
Spain	2007	311	100	0 <sup>7</sup>	na	na	na <sup>8</sup>	na	
Sweden	2009	173	100	0	0	0	0	0	Central gov.
United Kingdom									

The terms "central government" and "state" are used to refer to national authorities. Subsidies should be interpreted as public expenditures for the production and renovations of housing. The concept might be treated differently in practice in different countries. So we cannot rule out the possibility that some type or types of subsidies are not included in some country values. This could, for instance, apply to interest subsidies

1. Amount of interest subsidy; interest subsidized loans are financed by a bank or other financial institution and the government pays interest subsidy
2. Direct state loans during 1949-2007
3. Public loans are financed through the Housing Finance Agency (HFA). The HFA advances funds to local authorities
4. In Poland the main position in the state budget are expenditures based on "past obligation" from former socialist era. It is hard to comprise them either to supply or demand side subsidies. Moreover, the precise expenditure in regional and local budget is unknown. The estimations show that in 2009 over 90% of total direct expenditure on housing is covered from local budget
5. 217,73 million € concerning different types of interest subsidies; 4,544 million € concerning public expenditure for housing renovation
6. 500 million € in this programme
7. Supply side subsidies: no data available about regional governments (Comunidades Autónomas)
8. The state does not provide public loans for housing. However, there are agreements with credit entities that provide "prestamos convenidos". These are loans under advantageous conditions

*Source: National ministries responsible for housing*

*H Ministry of Local Government*

*I For Regions elaboration on 2008 budget laws*

*ES Ministerio de Economía y Hacienda*

## 5.4 Demand side subsidies in the housing sector (million €)

	Year	Total volume of direct demand side subsidies	Thereof (%) from		Total volume of indirect support
			State budget	Regional or local budget	
Austria	2005	212	10	90	
Belgium					
Bulgaria					
Cyprus					
Czech Republic	2009	538	100	0	40
Denmark	2009	1602	30	70	na
Estonia					
Finland <sup>1</sup>	2009	1661	100	0	543
France	2008	15	100	0	
Germany	2008	16250	22	78	na
Greece	na	na	na	0	na
Hungary	2009	192	93	7	497
Ireland					
Italy	na	na	na	na	na
Latvia					
Lithuania					
Luxembourg <sup>2</sup>	2007	15	74	26	232
Malta					
Netherlands					
Poland					
Portugal <sup>3</sup>	2009	18			
Romania	2009	4	100	0	
Slovak Republic	2009	67	100	0	na
Slovenia	2005	4	0	100	-
Spain <sup>4</sup>	2007	653	100	0	5289
Sweden	2009	1397	100	0	2189
United Kingdom					

Demand side subsidies normally include subsidies to owner-occupied sector for the production or renovation by owner-occupiers of their own homes. However, there is a possibility that some countries may treat this as a supply side subsidy in their statistics

1. Indirect support includes tax deduction for housing loans and the amount of subsidy and premium in the interest subsidy for loans of young people buying their first home
2. Indirect support includes interest rate subsidies on mortgage loans and the reduction of VAT on new houses
3. Direct demand side subsidies include subsidies to owners for renovation of own homes (1,07 million €); rent subsidies for the young (16,5 million €); subsidies to support increased urban rents, as result of the new Urban Rental Regime ( 0,039 million €)
4. Supply side subsidies: no data available about regional governments (Comunidades Autónomas)

*Sources: National ministries responsible for housing  
DE National statistics, Bundesagentur für Arbeit  
HU Ministry of Local Government*

## 5.5 Some aspects of the social housing sector, situation around 2008

	Who is the landlord? <sup>1</sup>	Does a legal framework exist?	Is this sector called "social"?	Sector defined as General Interest Service?
Austria	a,b,c	Yes	Yes, although usually "subsidized housing"	Yes
Belgium	a,b	Yes	Yes	na
Bulgaria				
Cyprus <sup>2</sup>	a	Yes	Yes	na
Czech Republic	a,b	Yes	No, Municipal rental housing	No
Denmark	a,b	Yes	In general terms the words often used are	na
			common" or "non-profit housing"	
Estonia	a	Yes	No, Municipal rental housing	na
Finland	a,b	Yes	Yes	Yes
France	b	Yes	Yes	Yes
Germany	a,b,c	Yes	Yes, Social housing	na
Greece <sup>3</sup>	a	Yes	Yes	Yes
Hungary	a	Yes	No, Municipal rental housing	na
Ireland	a,b	Yes	Yes	na
Italy	a,b	Yes	Yes	Yes
Latvia	a,c	Yes	Yes	No, as general
Lithuania	a	Yes	Yes	na
Luxembourg	a,b,c	Yes	Yes (also called "subsidized housing")	na
Malta <sup>4</sup>	a	Yes	Yes	na
Netherlands	a,b	Yes	Yes	Yes
Poland	a,b,c	Yes	Yes	Yes
Portugal	a,b,c	Yes	Yes, Controlled cost housing	na
Romania	a	Yes	Yes, Low cost housing	Yes
Slovak Republic	a	Yes	No, Municipal rental housing	No
Slovenia	a,c	Yes	No, Non-profit sector	na
Spain	a,b,c and d	Yes	Yes, Social rental housing subsector	<sup>5</sup>
Sweden	b	Yes	No, Public utility housing sector (incl. MHC's)	<sup>6</sup>
United Kingdom			Yes <sup>7</sup>	na

- a = Public entity (state, region, municipality)  
b = Legal entity operating on a non-profit principle (public beneficial associations, housing associations, etc.)  
c = Private legal or physical person  
d = Other
- There is no social housing in Cyprus as defined in many other European countries. However, as a result of the partition of the island in 1974, there are 13,500 refugee-households (5.9% of the total number of households) living in housing estates (constructed and maintained by the government) free of charge
- The Workers Housing Organization.
- However, private physical persons also play part in the provision of subsidised housing
- This sector is not explicitly defined as a General Interest Service, but it has got most of the characteristics needed to be defined as such
- The Swedish Public Utility Housing Sector, mainly MHC's are not defined as providing services of general economic interest as they provide housing to all kind of households. Presently this sector is characterised by operating on a not-for-profit basis.
- See Table 5.8

Source: Ministries responsible for housing

## 5.6 Characteristics of the social rented housing sector, situation around 2008

	Housing construction is directly supported from public resources	Management is supported from public resources (operating subsidies)	Rent control is applied (cost rents, rents based on tenants' incomes, etc.)	Dwellings are explicitly targeted at groups of people with limited incomes or socially vulnerable households <sup>1</sup>	Tenant protection in this sector is stronger than in the private (profit oriented) rental sector	Tenants do not participate financially in the construction cost <sup>2</sup>	Tenants have to move when they no longer fulfill the criteria for belonging to the targeted groups	Cost control is applied in construction	Is a maximum income level required for a household to have access to social housing?	They are minimum income level required for a household to have access to social housing?
Austria <sup>3</sup>	+	-	+	+	- <sup>4</sup>	-	-	+	O/T	O/T
Belgium	+	+	+	+	+	+	+ <sup>5</sup>	na	na	na
Bulgaria										
Cyprus	+	+	-	+	-	-	-	na	na	na
Czech Republic	+	-	+	+	-	+	+	+	+	-
Denmark	+	-	+	+ <sup>6</sup>	+	+ <sup>7</sup>	-	na	na	na
Estonia	+	-	-	<sup>8</sup>	+	+	+	-	na	na
Finland	+	-	+	+	+ <sup>9</sup>	+	-	+	N <sup>10</sup>	N
France	+	+	+	+	+	+	-	+	O/T	N
Germany	+	-	+	+	-	+	-	+	O/T	O
Greece <sup>11</sup>										
Hungary	+	+	+	+	+	-	-	+	O/T	-
Ireland	+	+	+	+	+	+	-	+	T <sup>12</sup>	N
Italy	+	-	+	+	+	+	+ <sup>13</sup>	+	O/T	N
Latvia	-	-	+	+	+	+	+	na	na	na
Lithuania	+	-	-	+	+	+	-	na	na	na
Luxembourg	+	-	+	+	-	+	+ <sup>13</sup>	+	Yes	N
Malta	+	+	+	+	+	+	-	<sup>14</sup>	Yes	-
Netherlands	+	-	+	+	-	+	-	+	T	N
Poland	+	+	+	+	+	+ , - <sup>15</sup>	-	+	+	-
Portugal	+	-	+	+	+	+	-	+	+	-
Romania	+	-	+	+	+	+	-	-	+	-
Slovak Republic	+	-	+	+	-	+	+ <sup>16</sup>	+	+	-
Slovenia	+	+	+	+	-	+	-	+	+	-
Spain	+	+	+	+	-	+	<sup>17</sup>	+	O/T	<sup>19</sup>
Sweden	+ <sup>18</sup>	-	+ <sup>19</sup>	-	- <sup>20</sup>	-	-	-	N	N
United Kingdom	na	-	na	na	na	na	na	na	na	na

(+) Correct, (-) Not correct; 0 = ownership, T = rent, N = nobody

1. Persons not eligible according to the given criteria are not allowed to make use of this rented sector
2. Loan instalments as part of rents are not considered as financial participation
3. Considerable parts of the private rental sector are equally protected
4. They have to move within six months
5. Not immediately
6. Only for the elderly, the disabled and the youth - not for family housing
7. 2% of the total construction cost is financed through resident's deposits
8. Generally not, but Estonia's current legal regulations give local governments the right to establish a rent ceiling on living space that is municipal property
9. Not according to legislation, but in practice
10. Tenants are eligible for state-subsidised rented accommodation according to their need, income and financial circumstances
11. There is no social rental sector
12. Public Housing is allocated in accordance with a scheme of letting priorities. Income is a factor taken into account in these letting priorities
13. Not move - but the tenant has to pay higher rent
14. The Housing Authority, the major social housing provider in Malta, does apply cost control in the construction of its housing units
15. Dwellings provided by certain social housing investors (towarzystwa budownictwa społecznego - social housing associations) can be partly cofinanced by tenants. Their maximum contribution cannot exceed 30% of construction cost
16. In housing built after 2001
17. It depends on each Autonomous Community's legal framework
18. On same conditions as private developers
19. Cost-base principle combined with a utility value principle determine rent differences between dwellings of different quality (i.e. with regard to different characteristics, for example, size, planning, solutions, modernity, location, etc.). Rents in MHC sector are normative for rents in the private sector, but from 2011 the rent negotiations will also include the private sector
20. The rent setting system is designed to insure that tenants have a real, not only formal security of tenure.

*Source: National ministries responsible for housing*



## 5.7 Privatisation of social housing

	Is privatization of social housing allowed? (Y/N)	Who decides? <sup>1</sup>	Criteria of price determination <sup>2</sup>	Average price per dwelling (euro*1000)	Number of privatized public rental dwellings since 1989	Number of privatized co-operative dwellings since 1989
Austria	Y <sup>3</sup>	a,d <sup>4</sup>	d <sup>5</sup>	na	0	na <sup>6</sup>
Belgium		na	na	na	na	na
Bulgaria						
Cyprus		na	na	na	na	na
Czech Republic	Y	b	d <sup>7</sup>	na	na	na
Denmark	Y	b,c,d	a		9	0 2007
Estonia	N	nap	nap	nap	nap	nap
Finland	Y	a) tenant ( not always possible)	d (construction cost)	na	na	nap <sup>8</sup> 2009
		b) The Housing Fund on application				
		(in the cases of whole houses)				
France	Y	a	b		45	0 2004
Germany	nap	c	a,b	na	na	na
Greece <sup>9</sup>	nap	nap	nap	nap	nap	nap
Hungary	Y	e (local government)	d (according to regulations of local government)	na	326,365	na 2004
Ireland	Y	a,b	d <sup>10</sup>	69 <sup>11</sup>	30,325	na 2005
Italy	Y	c <sup>12</sup>	b	25	150,000	na 2008
Latvia	Y	a	a,b	20	410,793	na 2005
Lithuania		na	na	na	na	na
Luxembourg	Y	c	b	46	6,168 <sup>13</sup>	na 2004
Malta	Y	c			na	na
Netherlands	Y	c	b	140	286,000	169 2005
Poland	Y	c,d	b	na	600,000 (municipal dwellings) <sup>14</sup>	600,000 <sup>15</sup> 2007
					300,000 (company dwellings)	
Portugal	Y <sup>16</sup>	a,b	a	26	12,000	na 2005
Romania		na	na	na	na	na
Slovak Republic	Y/N <sup>17</sup>	c	d <sup>18</sup>	na	343,740	295,589 2008
Slovenia	Y	c	b	na	139,100	na 1994
Spain	Y <sup>19</sup>	e <sup>20</sup>	d <sup>21</sup>	na	na	na 2006
Sweden	Y <sup>22</sup>	c	a		32,841	na 2008
United Kingdom	Y	d	na	na	2,161,200	na 2004

1. a. national government; b. regional government; c. social landlord; d. tenant; e. other
2. a. market price; b. conventional price; d. other (description)
3. Broad application of "Right to Buy" in the social sector. In 2001 some limited Profit Housing Association with as many as 60,000 dwellings were privatised
4. It is legally defined that tenants get a "Right to Buy" after 10 years, if an upfront payment of more than 50 euro/m<sup>2</sup> is required
5. Judicially determined or fix-price at the beginning of the rent contract
6. By 2004 there were some 55,000 dwellings with a legal "Right to Buy". The privatisation process has just started. It is estimated that only 10-15% of this dwellings are sold to the tenants
7. It is determined by municipalities (it has to be in accordance with state aid principles)
8. From sample survey of 50% of municipal flats
9. 487,000 dwellings are built by state loans or interest subsidy. After repayment of state loans and end of interest period the rental social housing has no more legislative limitations for the selection of tenants and rent setting. 2009 the total social stock was 402,000, so 85,000 dwellings have no more of these limitations.
10. There is no social rental sector in Greece.
11. Since the purchase of houses is determined on the basis of market value less appropriate discounts for duration of tenancy, the value of improvement works and grants to each purchaser is euro 3,810
12. The latest figures available for average net price are 2003 figures. Using 2003 figures, the average net price was euro 68,984 after all discounts, allowances for improvements works carried out by all tenants, and grants to each purchaser of euro 3,810 are deducted from the price
13. Privatisation approved by the regional government
14. 1998 to 2004
15. Since 1995; housing stock of municipalities (51%) and employers (49%)
16. Since 1994; privatization into cooperative ownership title
17. It is possible to sell to the tenants
18. Public rental housing built before 2001 can be privatized, but public rental housing built after 2001 with support from public budgets is not allowed to be privatised
19. Dwelling price is calculated under the conditions set by law
20. Most of social housing is for sale. The privatisation of these dwellings is allowed under conditions, but the dwelling continues being considered as a social dwelling for at least 30 years. Social housing for rent also can be sold under certain conditions but not before certain fixed periods of time
21. National government determine general conditions and the Autonomous Communities determine specific conditions and give the dwelling's owner permission to privatisation on a case by case basis
22. Prices are determined in each Housing Plan: some dwellings can be sold at market prices, some at fixed prices
23. Municipal housing companies (Allmannyttan) can sell properties to the private sector but then they are no longer considered public housing

*Source: National ministries responsible for housing*

## 5.8 ETHOS – European typology (FEANTSA) on homelessness and housing exclusion

*		Operational category	Living Situation		Generic definition
Roofless	1	People Living Rough	1.1	Public space or external space	Living in the streets or public spaces, without a shelter that can be defined as living quarters
	2	People in emergency accommodation	2.1	Night shelter	People with no usual place or residence who make use of overnight shelter, low threshold shelter
	3	People in accommodation for the homeless	3.1	Homeless hostel	Where the period of stay is intended to be short term
Houseless			3.2	Temporary Accommodation	
			3.3	Transitional supported accommodation	
	4	People in Women's Shelter	4.1	Women's shelter accommodation	Women accommodated due to experience of domestic violence and where the period of stay is intended to be short term
	5	People in accommodation for immigrants	5.1	Temporary accommodation / reception centers	Immigrants in reception or short term accommodation due to their immigrant status
			5.2	Migrant workers accommodation	

\* Vertical column refers to "Conceptual Category"

Source: FEANTSA European Federation of National Organisations Working with the Homeless (2009) 'European Review of Statistics on Homelessness in Europe'. FEANTSA, Brussels (more information available in this publication).

## 5.9 Roofless persons (annual data for one of the years from 2005 to 2009)

	Roofless, entirely (1.1)	Overnight shelter (2.1)
Austria <sup>1</sup>	1,113	1,149
Belgium	2,000 <sup>2</sup>	293 <sup>3</sup>
Czech Republic	1,868	5,232
Denmark	552	na
Estonia	1,800	1,480
Finland <sup>4</sup>	480	
France	5,080 <sup>5</sup>	14,774
Germany	18,000	
Greece		
Hungary	2,862 <sup>6</sup>	1,468 <sup>7</sup>
Ireland	110	1,388
Italy	408 <sup>8</sup>	1,152 <sup>8</sup>
Latvia	na	3,288
Lithuania	na	na
Luxembourg		
Netherlands	na	1,806
Poland	366	5,599
Portugal	1,377 <sup>9</sup>	265 <sup>9</sup>
Slovenia	na	na
Spain	8,218	4,058
Sweden	900	
United Kingdom <sup>10</sup>	483	8,952

Number between brackets refers to ETHOS label see Table 5.8

BG, CY, MT, RO, SK not under study in the cited report

1 Excludes Vienna and Steiermark counties

2 Brussels

3 Flanders and Brussels

4 Refers to both roofless and overnight shelter

5 Year = 2001

6 Main cities

7 Budapest

8 Milan

9 Lisbon

10 England

Source: FEANTSA European Federation of National Organisations Working with the Homeless (2009) 'European Review of Statistics on Homelessness in Europe'. FEANTSA, Brussels

### 5.10A Houseless persons (annual data for one of the years from 2005 to 2009)

	Homeless hostel (3.1)	Temporary accommodation (3.2)	Transitional supported accommodation (3.3)
Austria	3,740	2,668	na
Belgium	7,535	2,162	
Czech Republic	4,542	na	na
Denmark	6,674		
Estonia	90	2,606	na
Finland	1,028	300	na
France	74,266	39,274	4,619
Germany	254,000		
Greece			
Hungary	7,016		na
Ireland	617		392
Italy	1,152		
Latvia	na	na	na
Lithuania	1,977		
Luxembourg			
Netherlands <sup>1</sup>	903	5,251	na
Poland	17,261		
Portugal <sup>2</sup>	2,202	132	na
Slovenia	540	na	290
Spain	6,572		
Sweden	178	4,272	
United Kingdom <sup>3</sup>	5,250	62,230	48,500

Number between brackets refers to ETHOS label see Table 5.8  
 BG, CY, MT, RO, SK not under study in the cited report

1 Year = 2001

2 Mainland Portugal

3 England

Source: FEANTSA European Federation of National Organisations Working with the Homeless (2009) 'European Review of Statistics on Homelessness in Europe'. FEANTSA, Brussels

## 5.10B Houseless persons (annual data for one of the years from 2005 to 2009)

	Women's Shelters (4.1)	Reception Immigrants (5.1)	Migrant Workers Hostels (5.2)
Austria	3,143	1,162	735
Belgium	719	100,000	na
Czech Republic	36 <sup>1</sup>	na	na
Denmark	1,893	1,843	na
Estonia	na	35	na
Finland		4,035	na
France	na	40,009	62,500
Germany	na <sup>2</sup>	63,900	na
Greece	50	554	na
Hungary	1,536	1,697 <sup>3</sup>	10,000 <sup>3</sup>
Ireland	53	6,604	na
Italy	130 <sup>4</sup>	8,412	na
Latvia	49	2,428	6,269 <sup>5</sup>
Lithuania	1,727	130	
Luxembourg			
Netherlands	2,158	20,131	na
Poland	326	5,216	na
Portugal	416	83	na
Slovenia	792	99 <sup>6</sup>	na
Spain	4,144	5,254	na
Sweden	170	15,700	na
United Kingdom	17,545	35,590	na

Number between brackets refers to ETHOS label see Table 5.8

BG, CY, MT, RO, SK not under study in the cited report

1 Prague

2 Separate structure to homeless sector

3 Year = 2000

4 Milan

5 Year = 2003

6 Asylum homes

Source: FEANTSA European Federation of National Organisations Working with the Homeless (2009) 'European Review of Statistics on Homelessness in Europe'. FEANTSA, Brussels

## **Appendix 1 Definitions**





This appendix sets out the definitions applied by Member States and certain international organisations for some of the concepts used in this report. The following concepts are covered:

- Asylum applications
- At risk of poverty
- Dependency ratio
- Dwellings
- Dwelling vacant
- Dwelling stock
- Equipment of dwellings
- Floor area: useful
- Fertility rate (Total)
- Gross domestic product (GDP)
- GDP per capita in PPS
- HICP Harmonised Indices of Consumer Prices (2005= 100)
- Household
- Housekeeping unit
- Housing census and/or housing condition survey
- Overcrowded houses
- Population forecast
- Population (Total)
- Purchasing Power Standards (PPS)
- Purchasing Power Parities (PPP)
- Room
- Social Housing association/organisation
- Social versus private rental dwelling
- Total unemployment rate (%)
- Unemployment

## **Asylum applications**

**Eurostat.** These figures refer to all persons who apply on an individual basis for asylum or similar protection, irrespective of whether they lodge their application on arrival at the border, or from inside the country, and irrespective of whether they entered the country legally or illegally. Due to different methods of collecting the information, data from different countries may not be entirely comparable.

## **At risk of poverty**

**Eurostat.** Share of persons with an equivalised disposable income below the risk-of-poverty threshold, which is set at 60% of the national median equivalised disposable income (after social transfers). This share is calculated before social transfers (original income including pensions but excluding all other social transfers) and after social transfers (total income).

## Dependency ratio

**Eurostat.** The dependency ratio is a measure of the portion of a population, which is composed of dependents (people who are too young or too old to work). The dependency ratio is equal to the number of individuals aged below 15 or above 65 divided by the number of individuals aged 15 to 64. A rising dependency ratio is a concern in many countries that are facing an aging population, since it becomes difficult for pension and social security systems to provide for a significantly older, non working population.

## Dwellings

**Eurostat.** Dwellings are buildings that are used entirely or primarily as residences, including any associated structures, such as garages, and all permanent fixtures customarily installed in residences; movable structures, such as caravans, used as principal residences of households are included.

**UNECE.** A dwelling is a room or suite of rooms and its accessories in a permanent building or structurally separate part thereof which has been built, rebuilt, converted, etc. and is intended for private habitation. It should have a separate access to a street (direct or via a garden or grounds) or to a common space within the building (staircase, passage, gallery, etc.). Detached rooms for habitation that are clearly built, rebuilt, converted, etc., to be used as a part of the dwelling should be considered as a part thereof. (A dwelling may thus be constituted of separate buildings within the same enclosure, provided they are clearly intended for habitation by the same private household, e.g. a room or rooms above a detached garage, occupied by servants or other members of the household.)

**Austria.** A dwelling is a (set of) room(s), including annexed rooms, which represents a closed unit and which includes as a minimum standard a kitchen or a room with cooking facilities. Mobile dwellings, barracks, and dwellings without a kitchen are not considered dwellings.

**Belgium.** A dwelling is a house or part of a house, a mobile dwelling (ship or caravan) or emergency dwelling {barracks, etc.1 intended for occupation by a family and used as such.

**Cyprus.** A dwelling is a room or suite of rooms and its accessories in a permanent building that was built, rebuilt or converted for habitation by a household.

**Denmark.** A dwelling is a connected area in a building approved for a five-year occupation period. It has one or more rooms, a private entrance and a separate address. A proper dwelling must have its own kitchen.

**Estonia.** A dwelling is a one-family house or a section of a two-family or terraced house or flat, which consists of one or more rooms and meets sanitary engineering requirements and is suitable as a permanent residence.

**Finland.** A dwelling refers to a room or a set of rooms which is intended for year-round habitation. It is furnished with a kitchen, a kitchenette or a cooking area. It has a floor area of at least seven square metres and is furnished with accessories and facilities necessary for occupancy. Every dwelling must have direct access from the street or from a public or communal staircase, etc. A single-family house may be entered through an enclosed porch or veranda. A dwelling is regarded as a separate set of premises constituting a part of a whole comprising two or more dwellings. A dwelling located in a building which has been classified as a 'residential centre' is regarded as a normal dwelling if it has more than one room including a kitchen), at least a kitchen or kitchenette, a flush toilet and a shower, bath or indoor sauna.

**France.** A dwelling is a separate and independent housing unit. Mobile dwellings, such as caravans and boats, are not considered dwellings.

**Germany.** A dwelling is the sum of all the rooms that make the running of a household possible and which always includes a kitchen or a room with cooking facilities. In principle, a dwelling has its own entrance which can be closed off from the immediate external surroundings, a stairwell or a (entrance) hall; it also has water facilities, a (kitchen) sink and toilet, which may also be located outside the dwelling.

**Hungary.** Dwelling is a unit of places (rooms) with specific functions (living room, cooking place, sanitary place etc.), in general technically (architecturally) connected to each other, intended for human accommodation, stay (home) or converted into dwelling and also suitable for living at present, which has a separate entrance from a public place, courtyard or from a collectively used place inside the building (staircase, corridor etc.). The group of premises technically (architecturally) connected to each-other by internal doors, corridors have been regarded in

the enumeration as one dwelling, even if one or more of the internal doors had been temporarily blocked (but not bricked up). Dwelling might be occupied or vacant.

**Greece.** A dwelling is a separate, independent set of premises, which were specifically built, rebuilt or converted for occupation. It also includes premises which were not intended for occupation but were occupied at the time of the census. A so-called regular dwelling is a permanent and independent structure consisting of at least one standard room intended for occupation by a private household.

**Ireland.** A private dwelling is the room or set of rooms occupied by a private household in a permanent housing unit. There is thus a one-to-one correspondence between such private households and private dwellings.

**Italy.** A dwelling is a set of rooms or even a single useful room, intended to be occupied by a family. It has an independent entrance onto the street or onto a landing, yard or terrace,

**Latvia.** A dwelling is a private single-family house or flat in a residential or non-residential building. A dwelling consists of one or several rooms and auxiliary premises. It is intended for habitation the whole year long and must have direct access to the street or to the common space within the building (a staircase, common passageway, gallery, etc.). Auxiliary premises are kitchens, corridors, toilets, bathrooms, closets and built-in closets. In addition to these, reference is made to rooms used for cultural and household purposes and healthcare services in hostels and social care institutions are also considered as auxiliary premises.

**Lithuania.** A dwelling is an individual house or flat in a residential or non-residential building, or a separate room(s) with shared facilities. It has a separate entrance from the street or from a common space within the building, or from other shared facilities.

Rooms with a separate entrance but that are intended for habitation are also an integral part of the dwelling.

**Luxembourg.** A dwelling is a separate and independent set of premises that is intended to provide people with shelter. It has an entrance of its own giving access to a common space. A dwelling can be occupied by one or more families.

**Malta.** A dwelling means any building or unit thereof used for residential purposes. This is generally defined as a room or suite of rooms and its accessories (e.g. halls, corridors) in a permanent building or in a structurally separate part thereof which, by the way it was built, rebuilt or converted, was intended for habitation by one private household all the year round and that is not being entirely used for non-residential purposes at the time of the Census. It should have a separate access to the street, direct or via a garden or grounds, or to a common space within the building (staircase, passage, etc.), but it need not necessarily have a bathroom or toilet available for the exclusive use of its occupants.

**Netherlands.** A building or part of a building that, according to its construction or reconstruction, is intended to be permanently inhabited by a one-person or multi-person single or multi-member household.

**Portugal.** A dwelling is a room or a set of rooms and annexes forming part of a permanent building or being structurally separate from it. By way of its design, a dwelling is intended for the permanent housing of a family and was not intended to be used entirely for other purposes at the time of the Census,

**Romania.** A dwelling is the built unit consisting of one or several rooms, situated at the same floor or at different floors of the building, generally endowed with annexes (kitchen, bath, etc.) or other functional spaces (pantries, lumber rooms etc.), functionally independent, with separate entrance (from staircase, yard or street) and which was built, transformed or arranged for being used, in principle, by only one household.

*The following were not considered as dwellings:*

- rooms from collective housing units (rooms from hostels, bedrooms from boarding schools or children hostels, students or elderly people hostels, hospital rooms etc.) which were not permanent dwellings for one or several households;
- rooms from household buildings or annexes isolated from the usual dwelling, occupied by members of the same household;
- guard rooms, rooms used by the staff working in shifts;
- *living spaces inhabited due to necessity*, respectively spaces which were not intended for habitation but which, at the enumeration date, were permanently inhabited by households that did not have another permanent dwelling. These were separately enumerated.

**Slovak Republic.** A dwelling is a room or a suite of rooms and its accessories integrated into a functional unit with its own entrance and is designed for habitation.

**Slovenia.** A dwelling is any structurally unified whole intended for residence, with one or more rooms, with or without appropriate auxiliary spaces (kitchen, bathroom, toilet, hallway, larder, etc.) and with at least one independent entrance.

**Spain.** The Household's Primary Residence: each room or group of rooms and their outbuildings, occupying the same building or an area structurally separated from it, that are destined for occupation (in view of the way that they were built, refurbished or transformed) by one or more households and that, at the date of the interview, are not being used for other purposes. This definition also includes:

- Permanent lodgings: improvised enclosures, made out of waste materials (tins, boxes, etc.), neither conceived nor refurbished for residential purposes, but constituting the main and habitual residence of one or more households (from shanty to mill, store, cave, natural refuge, etc.);
- A family housing unit located in a collective housing building, when the dwelling is allocated to the staff (management, administrative or service personnel) of the establishment;
- Household's Primary Residence (Vivienda Familiar Principal): the household's housing unit used as the principal residence by one or more households.

Family housing units include 'Household's Primary Residence', 'second homes' and 'vacant dwellings'.

Second Homes: not the principal family home, at the disposal of the household for more than three months per year (occupied by either the owner or the tenant), and destined to be seasonally, periodically or sporadically used for the relaxation or leisure of household members (weekends, holidays, etc.), or for other purposes.

**Sweden.** A dwelling has its own kitchen or kitchenette. It can also be another type of dwelling with its own entrance from a secluded hall, stairwell or the like.

**United Kingdom.** A dwelling is a building or any part of a building that forms a separate and self-contained set of premises designed to be occupied by a single family.

## Dwelling vacant

**Austria.** According to the census, a vacant dwelling is a dwelling that is not used as a residence. Such a dwelling is often used as a second residence by the owner or is used as a rented vacation home or is destined to be let by the owner to someone for a fixed period of time.

**Cyprus.** A vacant dwelling is a conventional dwelling, which was not occupied at the date of the Census, was used as second home or a tourist apartment or was awaiting demolition.

**Denmark.** A vacant dwelling is a dwelling with no person registered at the address. This includes a routine vacancy.

**Finland.** A vacant dwelling is not permanently occupied, i.e. nobody is legally living in it this category also includes temporarily occupied dwellings.

**France.** A vacant dwelling is an accommodation available for sale or letting or a new dwelling which is completed, but not yet occupied at the survey date. This includes a routine vacancy.

**Germany.** A dwelling is considered to be unoccupied if it is neither let nor used by its owners and was not a leisure holiday home at the date of the survey. Thus dwellings that are temporarily vacant are included in this category.

**Greece.** There is no official definition. However a vacant dwelling is taken to be a permanent, independent structure consisting of at least one regular room intended for habitation by a private household, which was found empty at the date of the census.

**Hungary.** The dwelling is regarded as vacant when at the enumeration reference date it had not been used by anybody as a living place, or a place of stay, or used even without formal registration, i.e. not even one person had been enumerated in it.

**Ireland.** All classifications relate to occupied housing units only. Statistics of unoccupied housing units were not compiled because of the difficulty of determining in many cases, whether unoccupied accommodations could be regarded as habitable or not.

**Italy.** A vacant dwelling is defined as a dwelling with no permanent occupant.

**Lithuania.** Vacant refers to a dwelling that, at the time of the Census, has no usual resident but can become the usual residence of at least one person.

**Luxembourg.** Vacant housing is defined as a dwelling unit that was unoccupied when the Survey was carried out. This includes all dwellings that are unoccupied, or that are awaiting the repair, reconversion or completion of the construction work.

**Malta.** A vacant dwelling is a dwelling which is not occupied. A distinction is made between 'temporarily vacant' dwellings, which would be used as summer residences, and 'permanently vacant' dwellings, which would not be used as second or holiday homes.

**Netherlands.** A vacant dwelling is an accommodation available for sale or letting, or a new dwelling which is completed, but not yet occupied at the survey date.

**Portugal.** A vacant dwelling is a dwelling that, on the day of the census, was available on the housing market.

**Slovak Republic.** A vacant dwelling is a dwelling without an occupant at the precise moment of the Census. A dwelling in a non-refurbished recreation cottage is also considered as un-occupied.

**Slovenia.** Vacant dwellings are temporarily unoccupied or abandoned dwellings. A temporarily unoccupied dwelling is a dwelling that is new and not yet settled in, or a dwelling that is vacant because of moving, refurbishing or repairs or a dwelling whose owner lives in another dwelling who neither uses nor lets said dwelling to other people. An unoccupied (abandoned) dwelling is a dwelling that has been abandoned for a long time because the owner moved away and did not let the dwelling to other people or because the owner died and the heirs did not let the dwelling to other people or use it for leisure and recreation.

**Spain.** According to the census, a family dwelling is considered to be unoccupied when it is not used as a regular residence or as a second or holiday home, if it is not in a state of dilapidation.

**Sweden.** Vacant dwellings include dwellings available for rent and newly completed dwellings that are not yet occupied.

**United Kingdom.** Vacant housing is defined as a unit of accommodation that is unoccupied at a particular point in time. This includes dwellings that are empty between changing occupants or undergoing modernisation, repair or conversion, or awaiting demolition, or newly completed but not occupied.

## Dwelling stock

**UNECE.** The dwelling stock includes only conventional (permanent) dwellings, whether occupied or not. The simple term "dwelling" is generally used instead of "conventional dwelling". The dwelling stock does not include rustic (semi-permanent) and improvised housing units (e.g. huts, cabins, shanties), mobile housing units (e.g. trailers, caravans, tents, wagons, boats) and housing units not intended for human habitation but in use for the purpose (e.g. stables, barns, mills, garages, warehouses).

Increases in the dwelling stock consist of increases in the number of dwellings due to new construction and increases due to other types of building activity (restoration, extension, conversion). In principle, increases in the number of dwellings without building activity (conversion of one dwelling into two or more dwellings, or of space used for non-residential purposes into one or more dwellings without building activity) are also taken into account, but increases due to these factors are likely to be of little quantitative importance. New construction: The erection of an entirely new structure, whether or not the site on which it is built was previously occupied.

Decreases in the dwelling stock consist of the following components:

- dwellings becoming definitely empty (e.g. because they are declared unfit for habitation or because it is evident that they will not again be occupied permanently), whether demolished or not, included in this category are also dwellings which, after having become unfit for habitation, are subsequently restored and effectively reinstated (as indicated above, the restoration of the dwelling should be recorded as an increase in the dwelling stock);

- dwellings fit for habitation but demolished, e.g. to make way for the construction or extension of factories, the construction of new roads or the widening of existing roads;
- dwellings destroyed by fire, floods, subsidence or other catastrophes;
- decreases in the number of dwellings resulting in the conversion of two or more dwellings into one dwelling or of one or more dwellings into non-residential accommodation (with or without building activity).

## Equipment of dwellings

**UNECE.** The definitions of the various types of equipment distinguished in the classifications are as follows:  
Fixed bath or shower - Dwellings are counted as equipped with fixed bath or shower if at least one of these types of equipment is installed inside the dwelling.

Central heating - Dwellings are considered as centrally heated if heating is provided either from a community heating centre or from an installation built in the building or in the dwelling, established for heating purposes, without regard to the source of energy.

## Floor area: useful

**UNECE.** Useful floor space is the floor space of dwellings measured inside the outer walls, excluding cellars, non-habitable attics and, in multi-dwelling houses, common spaces.

Living floor space is the total area of rooms falling under the concept of "room" as defined above.

**Austria.** The useful floor space is defined as the floor space of all rooms and kitchen(s). In single-family housing units, the useful floor space also includes the (entrance) hall and the stairways. Balconies and terraces as well as cellars and lofts are excluded, except when they are used for residential purposes. Rooms used for both residential and commercial purposes are included.

**Belgium.** The useful floor area includes all the rooms in the building, excluding cellars, storehouses as well as spaces reserved for industrial, commercial or agricultural purposes.

**Cyprus.** The useful floor space is the floor space of dwellings measured within the inner walls, excluding cellars, non-habitable attics etc. and, in the case of multi-dwelling buildings, common spaces.

**Denmark.** The total living space is the sum of all habitable rooms, including the kitchen, bath, and toilet, and also the useful living area under the ceiling. According to building regulations, the area of the rooms used for habitation in the basement is included together with the area of the kitchen, bath, and toilet. The space is measured from the outside of the exterior wall (gross floor space). The space also includes portions of the access paths.

**Estonia.** The total floor area of functionally connected rooms (bedrooms, dining rooms, living rooms, etc.) and secondary rooms (kitchen, hall, bathroom, toilet, pantry, storage room, built-in cupboards, etc.) necessary or suitable for habitation.

**Finland.** The floor space of a dwelling is located inside the walls enclosing the dwelling. It includes the space for ancillary facilities such as cloakrooms, bathrooms, hobby-rooms, fireplace rooms, indoor saunas, washrooms and dressing rooms, and rooms used as offices, provided that they are used by the employees. The floor space of a dwelling excludes garages, cellars, saunas located in unfurnished basements, unheated storage spaces, balconies, porches, verandas, outer antechambers and non habitable attic-spaces.

**Germany.** Included is all the space within the outer walls, no matter whether the dwelling is owned, occupied or rented. Floor space in extensions outside the outer walls is included if the space is used as part of the dwelling.

To calculate the usable floor area, the following rules are used:

Fully included: floor area of spaces with a height of at least 2 metres;

Included by half: floor area of spaces with a height of more than one metre but less than two metres;

Included by half: floor area of balconies, loggias, etc.

**Greece.** The useful floor area is defined as the whole floor area of dwellings, including the width of the outer walls.

**Hungary.** Useful floor area is the part of the total area surrounded by plastered walls where the inner height reaches 1.90 m.

**Ireland.** Floor area is defined as the floor space of dwellings measured inside the outer walls, excluding cellars, non-habitable attics and in multi-dwelling houses, common spaces.

**Italy.** The useful floor space is defined as the floor space of dwellings measured inside the outer walls, excluding passage thresholds and door and window frames.

**Latvia.** The total useful floor space includes kitchens, living rooms, bedrooms and auxiliary rooms, as well as cellars and premises to be used in common by the owners of the housing units.

**Lithuania.** The useful floor space of a dwelling is the total floor space of habitable rooms, other premises (kitchens, corridors, built-in cabinets and other ancillary premises) and commercial areas. The useful floor space does not include the floor space of balconies, unheated attics, cellars and garages.

**Luxembourg.** The useful floor space is defined by the General Census as the sum of the area of the habitable rooms, confined within the inner walls. The kitchen (under four square metres), the bath, the toilet, tiny rooms and access paths are excluded. This definition also excludes the loft and the ceiling, unless they are habitable.

**Netherlands.** The useful floor area (measured internally) of a dwelling is the sum of the gross floor areas of the storeys of that dwelling at floor level, excluding:

- a) spaces which are used for professional or business activities;
- b) spaces which were destined for dwelling purposes and which received a permit for professional or business activities;
- c) the relative share of (floor area) of common spaces which can be attributed to the spaces considered under a. and b;
- d) crawl space at the bottom of the building;
- e) common spaces to the extent that these are not common spaces comprising spaces of non-independent dwellings;
- f) garage(s) accessible or not accessible via the interior spaces of the dwelling;
- g) covered or not covered exterior spaces such as balconies, loggias and roof terraces;
- h) spaces with a clear height of less than 1.5 metre;
- i) storage spaces which are or are not accessible via interior spaces of the dwelling and to the extent they are not cupboards with a floor area of 1.5 square metres or less;
- j) ground base area of the walls which surround the dwelling.

**Portugal.** The useful floor space is the floor space of dwellings measured inside the inner walls, excluding entrance halls, corridors, bathrooms and toilet rooms, cellars and other similar areas.

**Romania.** Useful floor space is the floor space of dwellings measured inside the outer walls, excluding cellars, non-habitable attics and, in condominiums, common spaces. It includes the living rooms, bedrooms, bathrooms, kitchens/kitchenettes, deposit areas and hallways.

**Slovak Republic.** The useful floor space is defined as the total floor space of all habitable rooms (including the kitchen, corridor, bath and toilet, etc.). Balconies and terraces as well as cellars and lofts are excluded.

**Slovenia.** The useful floor space of a dwelling covers the usable area of the rooms, kitchen and other auxiliary premises, the area of enclosed terraces and verandas and the area of built-in cupboards. The area of the cellar, attic (unfit for habitation) and of the common areas in apartment buildings are not taken into consideration.

**Spain.** The useful floor space is defined as the area between the exterior walls of the dwelling, including balconies. It therefore comprises not only the living space, but also the area of corridors, the entrance hall, bathrooms and other parts that are not strictly living spaces.

**Sweden.** The useful floor space of a dwelling is defined as the floor space contained within the walls which enclose each flat.

## Fertility rate (Total)

**Eurostat.** The mean number of children that would be born alive to a woman during her lifetime if she were to pass through her childbearing years conforming to the fertility rates by age of a given year. It is therefore the completed fertility of a hypothetical generation, computed by adding the fertility rates by age for women in a given year (the number of women at each age is assumed to be the same). The total fertility rate is also used to indicate the replacement level fertility; in more developed countries, a rate of 2.1 is considered to be replacement level.

## Gross domestic product (GDP)

**Eurostat.** Gross domestic product (GDP) is a measure of a country's economic activity. It is defined as the value of all goods and services produced less the value of any goods or services used in their creation.

## GDP per capita in PPS

**Eurostat (index EU-25 =100).** Gross domestic product (GDP) is a measure of economic activity. It is defined as the value of all goods and services produced less the value of any goods or services used in their creation. The volume index of GDP per capita in Purchasing Power Standards (PPS) is expressed in relation to the European Union (EU-25) average set to equal 100. If the index of a country is higher than 100, this country's level of GDP per head is higher than the EU average and vice versa.

Basic figures are expressed in PPS, i.e. a common currency that eliminates the differences in price levels between countries, thus allowing meaningful volume comparisons of GDP between countries.

Please note that the index, calculated from PPS figures and expressed with respect to EU-25 = 100, is intended for cross-country comparisons rather than for temporal comparisons. Please consider that this indicator has been rescaled, i.e. data is expressed in relation to EU-25 = 100. Thus, they are not comparable with previous data based on EU-15 = 100.

## HICP Harmonised Indices of Consumer Prices (2005=100).

**Eurostat.** Concept: Harmonised Indices of Consumer Prices (HICPs) are used in the assessment of inflation convergence as required under Article 121 of the Treaty of Amsterdam. They form the basis for the Monetary Union Index of Consumer Prices (MUICPI), the European Index of Consumer Prices (EICP) and the European Economic Area Index of Consumer Prices (EEAICP). HICPs are compiled on the basis of a legislated methodology that is binding for all Member States.

Classification: The common classification for Harmonised Indices of Consumer Prices is the COICOP (Classification Of Individual CONsumption by Purpose). A version of this classification (COICOP/HICP) has been specially adapted for the HICPs. Sub-indices published by Eurostat are based on this classification.

## Household

**Eurostat.** A household is a small group of persons who share the same living accommodation, who pool some, or all, of their income and wealth and who consume certain types of goods and services collectively, mainly housing and food.

Collective households such as boarding houses, halls of residence and hospitals and the persons living in them are excluded.

**Austria.** Private households comprise people living communally, with relationships being irrelevant in determining a household. Institutional households (nursing homes, prisons, boarding schools, etc.) are excluded. Private households comprise all persons living in the household in question during the reference week.

**Belgium.** A household is a family consisting of a person who lives alone or of two and more persons, related by family ties or not, who occupy the same dwelling and live there together. A distinction can be made between



private and collective families. Monastic communities, military barracks, prisons, orphanages and old people's homes are considered collective families. Private families constitute all other families.

**Cyprus.** A household comprises one or more persons, irrespective of their relationship, who live together in the same dwelling, have common catering arrangements and share at least one meal a day.

**Denmark.** A household consists of all the persons who live together at the same address (dwelling).

**Germany.** A household consists of all persons who live and run a household together, i.e. who jointly finance their living costs.

**Greece.** Every person, related or not, living together in the same housing unit and sharing meals with the family members is considered a household member. A distinction is made, however, between regular members and temporary guests. Persons, who, on account of the nature of their work, cannot have regular meals with the household, are considered as household members if they actually belong to the family. Strangers are considered as household members if they have at least one principal meal a day with the family or with the head of the household, in which case they are reported as boarders. Otherwise, they are considered as a separate (usually one-person) household.

**Estonia.** A household is a group of persons living in a common main dwelling (at the same address) and sharing joint financial and/or food resources and whose members consider themselves to be members of one household. A household can also consist of one member only. The present study covers non-institutional households only. Therefore, all the persons living in nursing homes, prisons, abbeys and other similar places are not included in the survey.

**Finland.** According to the Central Population Register, a household consists of the persons who occupy the same dwelling on a permanent basis. Persons living in collective households such as dormitories and residence halls whose living quarters do not meet certain requirements specified in the definition of a dwelling have been omitted from the household population.

**France.** All the persons who live in a dwelling form a household.

**Hungary.** A (private) household is a group of persons living together in a common housing unit or in a part of it, bearing together, at least partly, the costs of living (e.g. daily expenses, meals. Persons living in the same dwelling but on the basis of independent tenure status are not considered as persons living in the same household even if the above conditions are fulfilled.

**Ireland.** A private household is defined as a group of persons living together (usually but not necessarily related), jointly occupying the whole of a private dwelling, flat or temporary dwelling and sharing a common budget. A person who lives alone or a person who occupies only part of the living accommodation but does not normally share a common budget with the other occupants is regarded as constituting a separate household. Households containing more than one family unit are also distinguished from one-person households. Households occupying caravans or other temporary dwellings are included as private households, but most tabulations concerning private households are compiled for private households in permanent housing units and, therefore, exclude all such temporary dwellings.

A non-private household refers to a boarding house, a hotel, a guest house, barracks, a hospital, a nursing home, a boarding school, a religious institution, a welfare institution, a prison or a boat, etc.

However, owners and managers of hotels, principals of boarding schools, persons in charge of various other types of institutions and members of staff who, together with their families, occupy flats on the premises are classified as private households.

**Italy.** A household is understood to be a group of persons linked by bonds of marriage, kinship, affinity, adoption, guardianship or affection, who live together and have their habitual residence in the same municipality (even if they are not yet registered in the register of residents of the municipality itself). A family may also consist of only one person.

**Latvia.** A household refers to a person or a group of persons bound by a family relationship or any other personal relationship, having common subsistence expenditures and inhabiting the same housing unit (house, flat, etc.), the maintenance costs of which are jointly paid by said persons.

**Lithuania.** A household is a group of persons who live in the same dwelling, share the same budget and have meals together or one person living alone. Members of a household do not necessarily comprise a family or a marital relationship.

**Luxembourg.** A household consists of either one person or of two or more persons, whether they are mutually related by family ties or not, who live in the same dwelling and form a common unit. Collective households meet two criteria. They are integrated in an institution and their members must adhere to common rules. All households that are not collective households are considered as private households.

**Malta.** A household consists of one person living alone or two or more persons living together and sharing food and the essentials for living.

**Netherlands.** Any single person or any group of two or more persons who live together in a dwelling and run a common household, meaning thereby that every family is considered as a separate household.

**Poland.** A private household is either:

- A one-person household, i.e. a person who lives alone in a separate housing unit or who occupies, as a lodger, a separate room (or rooms) of a housing unit but is not related to any of the other occupants of the housing unit, thus not forming part of a multi-person household as defined below.
- A multi-person household, i.e. a group of two or more persons who join to occupy the whole or part of a housing unit and to provide themselves with food and possibly with other means of subsistence. Members of the group may contribute to the common household budget to a greater or lesser extent.

**Portugal.** The conventional household is the independent person occupying part or all of a housing unit. It can also be a group of persons living in the same housing unit, occupying part or all of the housing unit and bound by a *de jure* or *de facto* kinship, or other occupants thereof who, although not being related with the family, contribute in the purchase of food or in paying the rent. The institutional household refers to a group of persons who, independently of their ties of kinship, live in a collective housing unit, comply with common rules of discipline, are beneficiaries of the aims of the institution and are governed by an entity within or outside the group.

**Romania.** The household means one or several persons who usually lived together, relatives or not and who managed altogether (contributing to the supply and consumption of food and other key goods), entirely or partly participating in the income and expenditure budget. The household also included elderly people or other persons under the household's care, children under family placement, hosted persons or those hired for housekeeping works, which usually lived and managed the household together with the other household members.

**Slovak Republic.** A household consists of persons who occupy the same dwelling on a permanent basis.

**Slovenia.** A household is a group of people living together and sharing their income in order to cover basic living costs (accommodation, food, other consumer goods, etc.) or a person living alone.

**Spain.** A household is defined as people living in the main family housing unit or in a part of it, and consuming and sharing food paid out of the same budget. A household does not include household help and guests.

**Sweden.** A household consists of persons who are registered in the same municipality and live in the same dwelling.

**United Kingdom.** A household is defined as a person living alone or a group of people who share common housekeeping or a living room. The determining factor is how they share their accommodation. The relationship of the people in the household is irrelevant.

## Housekeeping unit

**Sweden.** A housekeeping unit is a household of individuals who live together in the same dwelling, prepare and have meals together and who share the housekeeping.

## Housing census and/or housing condition survey

**Austria.** In addition to the housing census (the last one took place on 15 May 2001), the Microcensus - a questionnaire - provides a quarterly and an annual average for each year, a short housing condition survey (last figures, 1999). The survey is related only to principal residences (in 1999: 87% of the total dwelling stock).

**Belgium.** The housing census is organised by the National Statistical Institute every 10 years or so, concomitantly with the population census. The last census was held on 1 March 1991. An exhaustive listing was

made by means of questionnaires sent to households. However, the last census left vacant dwellings and second homes out of account. The census lists dwellings according to type, occupation status, surface area, and number of rooms, age, fittings, method of heating and the number of occupants.

In addition to the census, regional authorities undertake housing quality surveys by random sampling.

These surveys refer to a limited number of dwellings, which are visited by pollsters. The methods and reference dates used in Flanders differ from those used in Wallonia.

**Cyprus.** A housing census was carried out in October 1982. Since then, general questions on housing were included in the population censuses of 1992 and 2001.

**Denmark.** Since 1976, it has been possible to draw information on the population and on the number of dwellings from a number of administrative public records and computer-based registers. These registers have made it possible to produce a new housing census each year (by 1 January). In practice, the census is made by computer by matching addresses in the Building and Dwelling Register and in the Central Population Register.

**Finland.** It is possible to abstract information about the population and the number of dwellings from administrative computer-based registers. These registers make it possible to produce a housing census each year.

**Germany.** A census of buildings and dwellings is made every four years, generally in combination with a population, occupational or employment census. Basic statistical data are gathered on buildings (including the nature, size and year of construction, heating system and type of power supply) and dwellings (including the size, fittings and rent). Respondents are interviewed by pollsters (in interviews),

**Greece.** The latest National Population/Housing Census was held on 17 March 1991. It was preceded by the Census of Buildings in December 1990. These censuses are held every ten years. The next population/housing census will be held in March 2001 and the next building census in December 2000. Greece follows the principles and recommendations of the United Nations. A population sample survey is held halfway through each decade. In the last one, the sample was of 3% of the population.

**Ireland.** The data for the census is gathered every five years by way of a household questionnaire completed by the head of household. The house condition survey, which is carried out every ten years and which covers 30,000 dwellings (3% of stock), examines the condition of the housing stock including:

- the level of unfitness that exists in the stock,
- the need for conservation/improvement works,
- the extent of overcrowding and involuntary sharing in the stock.

**Italy.** The housing census is part of the general census consisting of a direct survey. Questionnaires are completed by all households and analysed by the *Istituto Nazionale di Statistica* (ISTAT). Data are available at the following address: <http://dawinci.istat.it/pop/>.

**Lithuania.** The 2001 Population and Housing Census data: The Census questionnaire is completed by the head of the household and concerns some of the characteristics of the household's principal dwelling (type, age of building, size, status of ownership, comfort...).

**Luxembourg.** Questionnaires are completed by all households. The results are verified and analysed by the *Service Central de la Statistique et des Etudes Economiques* (STATEC).

**Malta.** The Census of Population and Housing is organised by the Department of Information of the Maltese Government every ten years. The last Census was taken on the 26th November 1995, collecting a wide range of details and other information in respect of persons and housing accommodations.

**Netherlands.** The housing census applies to a sample of about 80,000 households. This so-called Housing Demand Survey (*Woningbehoefteonderzoek*) is held every four years. The last one was in 1998. From 1999 to 2001, the Housing Demand Survey applies to a yearly sample of 15,000 households.

Topics which are mentioned in the survey are among others, income, intention to move, cost-of-living and situation of lodging. The House Condition Survey (KWR), which will be carried out in 2000/2001 covers 15,000 dwellings.

**Poland.** The main data source on households is the population census. The latest National Population and Housing Census was held on 20 May 2002. The next population and housing census is planned to take place around 2011.

**Portugal.** Data are gathered by a questionnaire.

**Romania.** The Population and Housing Census was carried out during the period of March 18-27 in 2002 according to the principle of free statement. The Housing Census was carried out simultaneously with the Population Census. The next population and housing census is planned to take place in October 2011.

**Slovak Republic.** The housing census is combined with the population census every ten years (last 2001).

**Slovenia.** The censuses in Slovenia are organised by the National Statistical Office every 10 years, except for the last census which was held 11 years after the previous one (the last three censuses took place on 31 March 1981, 1991, 2002). The main observation units in all three censuses were: population, households and dwellings.

In addition to these, agricultural holdings were enumerated in the 1981 and 1991 censuses and buildings in 2002 Census. We do not perform surveys on housing conditions.

Methodological explanations, questionnaires, definitions and data on the 2002 Census in Slovenia are also available in our website: <http://www.stat.si/popis2002/en/default.htm>.

**Spain.** The housing census has as its primary aims: inventory of dwellings, knowledge of the structure of dwellings and basis for statistical studies on a national and international scale. The housing census (*Censo de Viviendas*) is carried out jointly with the population census (*Censo de Poblacion*). The combination of both studies not only helps to determine how many people there are and what the communal living characteristics are, but also where they live, how they are grouped, what their patterns of dwelling use are and which amenities and services are available to them, according to geographic areas; e.g. it lists all the places used for residence regardless of whether they have been designed as such (family dwellings, fixed or mobile accommodations). It comprises the set of operations of compilation, summary, valuation and analysis and publication of the data related to housing. They are classified in family houses, lodgings and collective establishments. The 1991 Population and Housing Census is primarily based on the Building Census which precedes it. It is carried out in the whole of Spain.

Census procedures. Every municipal district is divided into statistical sections. There are less than 4000 sections. The section is the basic unit for gathering information. Different questionnaires are used. The questionnaires are designed to use the municipal registration method (except the one for non-family dwellings without listing persons). The sample for the 1991 Population and Housing Census refers to 10% of the census sections. The Central Services and Provincial Offices of the National Institute of Statistics are responsible for the Population and Housing Census, in co-operation with the local councils. The census officer distributes, collects, and checks the correct completion of the questionnaires and offers advice. He also fulfils a role in reviewing the questionnaires, and in recording and processing the data. An appraisal of the quality of the censuses is also carried out by means of an Assessment Survey.

**Sweden.** In the 1990 census, data were collected both by using questionnaires and by drawing data from administrative records. The questionnaire for individuals was mailed to all persons registered (*de jure* population) in Sweden of 16 years of age or older. The respondents then mailed the completed questionnaire to the local examination board. Owners of one- and two-dwelling houses answered the questions regarding housing on the individual questionnaire. Owners of multi-dwelling houses answered the questions regarding housing on the individual questionnaire and on a special real estate questionnaire. The local examination board checked the questionnaires and, whenever necessary, called back for missing information. Once the coding and entering work was completed, the questionnaire was linked with demographic, employment and place of work, industry, sector of employment, regional codes, and income data.

Although the census was previously carried out every fifth year, there was no census in 1995 and none thereafter. In the future, data will be collected using administrative registers. This method will require a register containing all dwellings. Such a register is currently being created. All dwellings intended as permanent living quarters will be included as well as dwellings for seasonal and secondary use. Once the register of dwellings is complete, there will also be a change in the Swedish national registration system. Presently, the property on which a person lives is the place the person is associated with in the national registration. As there might be several dwellings on the same property, it is currently not possible to define a specific household by using administrative registers only. In the future though, the national registration will specifically refer to the dwelling in

which one lives. That way, it will be possible to produce household statistics that can be combined with the aforementioned housing statistics.

**United Kingdom.** The main data source is the population census carried out every ten years by a self completed questionnaire by every household in the country. Separate, but similar censuses are held in England, Wales, Scotland and Northern Ireland. House condition surveys are carried out in England, Wales, and Scotland, and assessments are made in Northern Ireland, but not necessarily at the same time and the results may not be directly comparable.

## **Overcrowded houses**

**Eurostat.** More than one person per room.

## **Population forecast**

**Eurostat.** Population projections involve making population estimates or producing the most plausible figures for the years to come. Estimates are made using the latest available figures for the population on 1 January. In general, key assumptions are made with respect to mortality, fertility and migration by sex and by age, and ageing techniques are applied to the population pyramid from year to year.

## **Population (Total)**

**Eurostat.** The inhabitants of a given area on 1 January of the year in question (or, in some cases, on 31 December of the previous year). The population size is based on data from the most recent census adjusted by the components of population change produced since the last census, or based on population registers.

## **Purchasing Power Standards (PPS)**

**Eurostat.** Purchasing Power Standard (PPS) shall mean the artificial common reference currency unit used in the European Union to express the volume of economic aggregates for the purpose of spatial comparisons in such a way as to eliminate price level differences between countries. Economic volume aggregates in PPS are obtained by dividing their original value in national currency units by the respective PPP. The PPS thus buys the same given volume of goods and services in all countries, whereas different amounts of national currency units are needed to buy this same volume of goods and services in individual countries, depending on the price level.

The calculation of GDP in PPS is intended to allow for the comparison of levels of economic activity of different sized economies irrespective of their price levels. It is less suited for comparisons over time. Eurostat compiles PPP and presents them in the auxiliary indicators domain. PPP and related economic indicators are constructed primarily for spatial comparison and not for comparison over time. Therefore any comparison of results of different years must be made keeping this in mind. Particularly, GDP in PPS should not be used to derive growth rates.

## **Purchasing Power Parities (PPP)**

**Eurostat.** Purchasing Power Parities (PPP) are currency conversion rates that convert national currencies to a common currency called Purchasing Power Standards (PPS), eliminating the differences in price levels between countries in the process of conversion and thus allowing meaningful volume comparisons of GDP and its aggregates between countries. In other words, PPP are both price deflators and currency converters. PPP and related economic indicators are constructed primarily for spatial comparison and not for comparison over time. Therefore any comparison of results of different years must be made while keeping this in mind.

## Room

**UNECE.** A room is defined as a space in a dwelling enclosed by walls, reaching from the floor to the ceiling or roof covering, and of a size large enough to hold a bed for an adult (four square metres at least) and at least two metres high in respect of the major area of the ceiling.

In this category should fall normal bedrooms, dining rooms, living rooms, habitable attics, servants' rooms, kitchens and other separate spaces intended for dwelling purposes. Kitchenettes, corridors, verandas, lobby, etc., as well as bathrooms and toilets, should not be counted as rooms.

**Austria.** Residential rooms are defined as rooms for residential purposes with a floor area of no less than 4 m<sup>2</sup>. Rooms which serve for the seasonal lodging of tourists are included in the definition. Excluded from the definition are: kitchens (at present), annexed rooms like antechambers, entrance halls, bathrooms, cellars, rooms for professional purposes and rooms which serve for touristic purposes (not for own residential purposes).

**Belgium.** Rooms are spaces for the basic needs of communal life (rest, recreation, study) or used as such. Rooms include kitchens, dining-rooms, bedrooms, rooms for domestic servants, drawing rooms, studios, habitable attics and cellars and other spaces usually constructed for such purposes. Rooms are separated from each other by partitions reaching from the floor to the ceiling, and can contain a bed for an adult. In this definition, other spaces needed by the family, such as bathrooms, washing rooms, water closets and stairways are not included.

**Cyprus.** A room is a space in a dwelling of at least four square metres.

Corridors, verandas, halls, bathrooms and toilets (even if of more than four square metres) do not count as rooms.

**Denmark.** A room in a dwelling is a room which is in such a condition that it can be lived in. This means that the size, insulation, windows, floor and walls of the room must comply with legal requirements. Rooms that are designed for a special purpose (such as a kitchen, bathroom, hall, utility room, storage room in the cellar or attic, etc.) are excluded.

**Finland.** A room is a space with one or more windows, a floor area of at least seven square metres and an average height of at least two metres. A hall, porch, bed recess and the like are not counted as rooms. A kitchen is a room unless stated otherwise.

**France.** Rooms are spaces which have a residential function. Spaces which are exclusively used for professional purposes are not counted as rooms; neither are halls, built-in cupboards, bathrooms, alcoves, water closets and verandas. Kitchens would only be included if they had an area of more than 12 square metres.

**Germany.** A room is a space intended for habitation and with a surface of at least six square metres. Spaces (e.g. a kitchen) which are smaller than six square metres, as well as annexed spaces (such as a hall, bathroom and storage room) are not counted as rooms.

**Greece.** A room is defined as a space in a dwelling which is large enough to contain a bed for an adult, which has a surface of at least four square metres, is at least two metres high, lighted from outside through a window or glass door, and which is intended for residential purposes. Spaces which do not fulfil these conditions are not counted as regular rooms. This concerns kitchens with a floor space of less than seven square metres, as well as washing rooms, bathrooms, toilets or cellars, irrespective of their dimensions.

**Hungary.** The room is a premise of at least 4 m<sup>2</sup> total surface, with natural lighting and ventilation (having door(s) and window(s)), used for sleeping or daily activities (bedroom, children's room, dining room, etc.). Classification of dwellings by number of rooms had been based on the total number of rooms irrespective of the size, surface of the rooms. As such: a housing unit with a living room (of more than 12 m<sup>2</sup> surface) and with two half-rooms (of less than 12 m<sup>2</sup> surface) had been regarded as a dwelling with three rooms. Category 4-X rooms is the total of the dwellings having four or more rooms.

**Ireland.** Room includes a kitchen but excludes a kitchenette, scullery, bathroom, toilet, consulting room, office or shop.

**Italy.** A room is understood to be the space in a dwelling which receives direct light and air and is of a sufficient size to contain at least one bed (bedrooms, dining rooms, studies, living rooms, etc.). A kitchen and spaces obtained from the attics are included when they meet the requirements.

**Lithuania.** A room is defined as space in a dwelling enclosed by walls reaching from the floor to the ceiling (roof covering) with a height of at least two metres and large enough (at least four square metres to hold a bed for an adult. Types of rooms include living rooms, bedrooms, habitable attics and other separate spaces used or intended for dwelling purposes, and rooms for professional or business purposes. Kitchens, corridors, verandas, porches, bathrooms or toilets are not considered as rooms.

**Luxembourg.** Rooms with a residential function, larger than four square metres are included in the definition. Bathrooms, toilets, entrances and halls are excluded. Cellars will only be considered a room if they are furnished.

**Malta.** This is defined as a space that is enclosed by walls reaching from the floor to the ceiling or roof covering, or at least to a height of two meters above the ground, of a size large enough to hold a bed for an adult (four square meters at least) and at least two meters high in respect of the major area of the ceiling. Thus normal bedrooms, dining rooms, living rooms, living cellars, kitchens and other separate spaces used or intended for habitation all count as rooms. Kitchenettes, corridors, verandas and halls do not count as rooms; nor do bathrooms, laundry rooms and toilets (even if they are of more than four square metres).

**Netherlands.** Rooms exclude halls, stairways, toilets, bathrooms, toilets and open attics.

**Portugal.** A room is a space in a housing unit demarcated by walls of at least two metres in height in most areas and with an area of at least four square metres. Bathrooms, toilets, entrances and halls are excluded.

**Romania.** A room is a space existing in a dwelling serving for habitation of at least 4 m<sup>2</sup> and at least 2 m high on the largest part of its area, naturally lighted either directly through windows and/or external doors or indirectly through verandas by means of windows and/or doors or through other living rooms with French windows.

The following were considered as rooms: bedrooms, dinning rooms, guest rooms, study room (library room), rooms in attics, inhabitable cellars, service rooms (housekeepers rooms) as well as the corridors meeting the conditions related to area, height and lightening of a living room and were used for habitation, not only as passing spaces.

The following *were not considered as rooms*: kitchens, as well as baths, toilets, even if exceeding 4 m<sup>2</sup>; corridors, verandas, utilitarian rooms (laundries, drying rooms) and vestibules;

**Slovak Republic.** Habitable rooms larger than eight square metres are included in the definition. If the kitchen is the only room in a dwelling, it is included in the total number of rooms.

**Slovenia.** A room is a space intended for habitation and is separated from other residential areas by means of walls. It receives direct daylight and its floor space is at least six square metres.

**Spain.** A room is any space situated in a family dwelling that meets three requirements: is enclosed by walls that are at least two metres high, has sufficient floor space to contain a bed for an adult, and has a height of at least two metres over most of the floor area. Basements, lofts and storage rooms would only be counted as rooms if they formed an integral part of the dwelling (direct interconnection, without being separated from it by means of interior stairs) or if they were used for residential or professional purposes (dining room, lounges, offices, etc.). Terraces are considered rooms if they are fully enclosed and meet the basic requirements giving them the status of rooms. Corridors, open terraces, covered galleries and antechambers are never considered as rooms, even they meet the basic requirements.

**Sweden.** A room is a space with direct daylight from windows and a floor space of at least six square metres. Also a kitchen is counted as a room.

**United Kingdom.** The definition of room excludes small kitchens if they are less than two metres wide, all bathrooms and water closets, halls and stairs. Cellars would only be included if they were in a habitable condition.

## **Social housing association/organisation**

**Austria.** Social housing associations are cooperative societies or societies which benefit from a favorable tax treatment (LPHA, Limited Profit Housing Association, non-profit organisation). Moreover, they are under the obligation to use their capital for no other purpose than for non-profit purposes and for their capital to be used to finance ongoing construction activities.

**Belgium.** The mission of the three Regional Housing Corporations (Walloon Housing Company, Flemish Housing Company and Brussels-Capital Housing Company) and the local housing corporations consists in building and managing social housing units. These bodies receive public funding.

**Cyprus.** There is no official definition. A social housing organisation is considered to be the semi-public agency which usually builds dwellings or allocates funds to low-income households.

**Denmark.** A social housing organisation has to be approved by the minister of housing. The social rental dwelling receives public grants. The sum of the rent and the public grants must balance the costs on the accounts.

**France.** The bodies managing subsidised rent accommodations are bodies created for this purpose. There are two major groups of HLM organisations: public establishments and HLM companies. Within the public sphere, there are the public HLM offices and the public development and construction offices (OPAC: *Office public d'aménagement et de construction*). The public offices of the HLM are public administrative establishments which are created on the initiative of local authorities (*communes, départements*). The second group consists of private companies (*sociétés anonymes d'HLM*). The SA HLMs are subjected to legislation covering public limited companies and are non-profit organisations, although they are able to distribute dividends. They are created on the initiative of private companies, Chambers of Commerce, institutions collecting employers' contributions in the construction sector, mutualist organisations, etc.

**Germany.** Housing associations and rural community undertakings are organisations recognised as non-profit-making under the "Non-Profit-Making Housing Act" or the "Imperial Communities Act". This group of investors includes state housing policy bodies, such as the "Homestead Associations". All other housing corporations are not considered as housing associations or rural community undertakings, irrespective of whether they are combined within an association of housing corporations or an association of private housing associations.

**Greece.** There is no official definition. A social housing organisation is considered as the organisation which disposes of social funds of its own. These funds can be used for the beneficiaries of the organisation for low-cost houses or loans on the basis of social-economic criteria (OEK, Organismos Ergatikis Katoikias).

**Italy.** In Italy, social housing organisations include independent social housing institutes which now go under a variety of names (Atc, Aler, Ater, etc.) assigned to them by Regional Authorities and are regionally controlled public agencies. Social housing for middle-income groups is also provided by housing cooperatives.

**Ireland.** Voluntary and non-profit housing organisations which are approved by the Minister for the Environment and by the local Government under section 6 (Miscellaneous Provisions) of the "Housing Act", 1992.

**Latvia.** *Social house* refers to housing that belongs to the municipality and which rents the apartments in this building to low-income people. *Low cost social house* is a new or reconstructed multi-apartment social housing the building of which cost 150 LVL/m<sup>2</sup> (around 240 Euro) but whose reconstruction cost 50 LVL/m<sup>2</sup> (around 80 Euro).

**Malta.** Social housing associations providing social housing in Malta would include the Housing Authority, the Department of Construction and Maintenance, the Department of Social Housing and the Department of Lands.

**Netherlands.** Private bodies created for the construction and management of social dwellings are called housing associations (corporaties). They manage the majority of the social rental stock. Local authorities manage the rest.

**Portugal.** In Portugal, the municipalities, housing cooperatives and construction companies build social housing units, which receive government support through tax and financial benefits.

**Slovak Republic.** The non-profit housing organisations are bodies established for the purpose of providing social rental housing under the "Act on Non-Profit Organisations". They are created for the construction and management of social rental dwellings and may receive public subsidies for the construction thereof. Nevertheless, local authorities manage the majority of the social rental housing stock which is mainly built by municipalities.

**Spain.** Subsidised housing bodies are considered as organisations which provide housing at state, Autonomous Community or municipal level in compliance with special rules and are under the obligation to use their budgetary resources in specific ways. At central level, the Ministry of Development (through the Directorate General for Housing, Architecture and Planning) is responsible for implementing state housing policies. Since the Autonomous Communities have assumed exclusive powers with regard to housing, there are services and departments through which the Communities are empowered to undertake housing projects which may either be complementary to the State's Housing Plan or independent of it.

**Sweden.** See under "Social versus private rental dwelling".



**United Kingdom.** Housing associations are societies, bodies of trustees or companies established for the purpose of providing housing accommodation on a non-profit making basis.

## **Social versus private rental dwelling**

**Austria.** Social rental dwellings are the rental dwellings which are constructed by communities or by non-profit housing associations. Private rental dwellings include all other types of rental dwellings. This concerns dwellings constructed by natural (private) persons, corporations or societies.

**Belgium.** Social rental dwellings are dwellings that are constructed or owned by public institutions, which rent these dwellings to persons with low incomes (and who are eligible for social welfare). Private rental dwellings are dwellings that belong to private persons and are intended to be rented out to private persons.

**Cyprus.** Home ownership falls within the exclusive scope of the private sector, except for refugee housing, which is regulated by the public sector. The public sector has always aimed at owner-occupation.

**Denmark.** Social rental dwellings are rented out by a non-profit housing association. These housing associations must be approved by the Minister of Housing. Social rental dwellings receive public grants. The income from the rent and public subsidies must balance out in the accounts. Private rental dwellings are dwellings not rented by non-profit housing associations, but for instance, by a private individual, a company, etc.

**Germany.** Rental dwellings are dwellings which are not owned by the occupants or by any other member of the household. A distinction is made between the social and private rental dwellings constructed in or after 1949. Social rental dwellings are rental dwellings for which financial aid is received. The rest of the category consists of private rental dwellings.

**Greece.** Home ownership exclusively falls under the private sector. No dwelling stock is publicly owned, either by central government or by local authorities. The public sector has always aimed at owner-occupation. But public building activities aimed at the supply of housing are minimal compared to private housing activities. In 1988, the Organisation for Housing Assistance (OEK) to Working People was given the right to let some of the dwellings it constructs or buys in regions with housing deficiencies to its beneficiaries. The rental conditions, the amount of the rent and other necessary details are decided by the administration on a case by case basis.

**Finland.** A social rental dwelling is financed with a state-subsidised housing loan. It concerns public communities and non-profit housing societies. Residents are selected on social grounds, e.g. means tested. Private rental dwellings are owned by private (physical) and legal persons and also by public communities when the dwelling is not subsidised by the government.

**France.** The distinction between social and private rental dwellings is made on the basis of the status of the owner of the dwellings. Social rental dwellings are dwellings owned by HLM-bodies. Other social housing benefiting from state subsidies is owned by the *Societes d'Economie Mixte* (SEM) or by the *Societe Centrale Immobiliere de la Caisse des Depots et Consignation* (CDC). These latter categories have regulated rent, but do not have the HLM status.

**Italy.** The difference between private rental dwellings and social rental dwellings owned by public organisations arises from the criteria used to choose a tenant and the level of rent. In public social housing the rent is determined by the Region. The amount of rent is set administratively. Whereas private owners operate on the open market, public corporations select their tenants on the basis of social criteria by means of priority lists settled out by municipality.

**Luxembourg.** The stock of the municipalities, the *Fonds pour le Logement à Cout Madéré*, and the *Société Nationale des Habitations à Bon Marché* is considered as the social dwelling stock. Social rental dwellings fall under special laws regulating the construction of such dwellings, their transfer on the basis of leasehold tenure or on the basis of the transfer of ownership. Only those households which do not own, use or have a right to occupy a dwelling are eligible to occupy social rental dwellings.

**Malta.** Social Housing units are dwellings owned by the Government and rented to the occupants at subsidised rates.

**Netherlands.** Social rental dwellings are subsidised, relatively cheap rental dwellings, built and rented out by a housing association or by a municipality.

**Portugal.** Social rental dwellings are dwellings promoted and managed by central and local administrations or by non-profit associations, with rents fixed according to the size and the income of the household and below market prices. Market rental rates are applicable to private rental dwellings.

**Romania.** The local authorities are responsible for organising and administering social services and are the main providers of services for homeless people, although NGOs are also involved in providing homeless services. According to The Frame Law of decentralisation, social housing is a shared responsibility between local and central authorities. The local authority co-finances the construction of social houses, makes the distribution of social houses and manages them. Private rental dwellings are part of the private sector, and the rent is not regulated by law.

**Slovak Republic.** There is no formal definition of social housing in Slovakia. Dwellings constructed by municipalities or non-profit housing organisations are considered as social housing. These dwellings can be subsidised or financed with favourable state loans. Occupants are selected according to the income level of the household. Private rental dwellings are owned by individuals or legal bodies where the owner is not the same person as the occupant and where the construction of the dwelling is not subsidised by the Government.

**Spain.** The difference between (subsidised) social rental housing and private housing refers to the fact that in the former the amount of rent is set administratively (a given percentage is applied to the price of the dwelling) and is updated every year by applying the consumer price index. Social rental dwellings are subsidised as well. Other rental dwellings are private rental dwellings.

**Sweden.** Sweden has by definition no social housing. There is however public non-profit housing. About half of the rental sector (mainly consisting of multi-family housing) is owned by non-profit municipally owned housing companies. The other half is privately owned and for profit. No restrictions (e.g. income ceilings) apply as to the groups that may rent the flats owned by public non-profit companies. Through the rent-setting system the rent level in the public non-profit sector virtually determines the rent level in the private for-profit rental sector. The rent for a privately owned dwelling may not substantially exceed the rent for an equivalent dwelling rented from a public non-profit company in the same locality.

**United Kingdom.** The division between social and private rental dwellings no longer gives two mutually exclusive categories, as rented from housing association is both social rent and private rent. Social rental dwellings also include those owned and managed by local (government) authorities. The remainder of the private rented sector consists of privately financed dwellings used for rental.

## **Total unemployment rate (%)**

### **Eurostat.**

Unemployment rates represent unemployed persons as a percentage of the labour force. The labour force is the total number of people employed and unemployed. Unemployed persons comprise persons aged 15 to 74 who were:

- a) without work during the reference week,
- b) currently available for work, i.e. were available for paid employment or self-employment before the end of the two weeks following the reference week,
- c) actively seeking work, i.e. had taken specific steps in the four-week period ending with the reference week to seek paid employment or self-employment or who found a job to start later, i.e. within a period of at most three months.

## **Unemployment**

### **International Labour Organization (ILO).**

In accordance with the ILO standards adopted by the 13th and 14th International Conference of Labour Statisticians (ICLS), for the purposes of the Community labour force sample survey, unemployed persons comprise persons aged 15 to 74 who were:

- a) without work during the reference week, i.e. neither had a job nor were at work (for one hour or more) in paid employment or self-employment,

- b) currently available for work, i.e. were available for paid employment or self-employment before the end of the two weeks following the reference week,
- c) actively seeking work, i.e. had taken specific steps in the four-week period ending with the reference week to seek paid employment or self-employment or who found a job to start later, i.e. within a period of at most three months.

For the purposes of point 1(c), the following are considered as specific steps:

- having been in contact with a public employment office to find work, upon the initiative of the person concerned (renewing registration for administrative reasons only is not an active step),
- having been in contact with a private agency (temporary work agency, firm specialising in recruitment, etc.) to find work,
- applying to employers directly,
- asking among friends, relatives, unions, etc., to find work,
- placing or answering job advertisements,
- studying job advertisements,
- taking a recruitment test or examination or being interviewed,
- looking for land, premises or equipment,
- applying for permits, licences or financial resources.

Education and training are considered as ways of improving employability but not as methods of seeking work. Persons without work and in education or training will only be classified as unemployed if they are 'currently available for work' and 'seeking work', as defined in points 1(b) and (c).

Lay-offs are classified as unemployed if they do not receive any significant wage or salary (significant is set at  $\geq 50\%$ ) from their employer and if they are 'currently available for work' and 'seeking work'. Layoffs are treated as a case of unpaid leave initiated by the employer, including leave paid out of the government budget or by funds (16<sup>th</sup> ICLS). In this case, lay-offs are classified as employed if they have an agreed date of return to work and if this date falls within a period of three months.

During the off-season, seasonal workers cannot be considered having a formal attachment to their high-season job, because they do not continue to receive a wage or salary from their employer although they may have received an assurance of return to work.

If they are not at work during the off-season, they are classified as unemployed only if they are 'currently available for work' and 'seeking work', as defined in points 1(b) and 1(c).



## **Appendix 2 List of Ministries Responsible for Housing and of National Statistical Institutes**



## Austria

### **Bundesministerium für Wirtschaft, Familie und Jugend**

Stubenring 1  
A-1010 Wien  
[www.bmwfj.gv.at](http://www.bmwfj.gv.at)

### **Statistik Austria**

Guglgasse 13  
A-1110 Wien  
[www.statistik.gv.at](http://www.statistik.gv.at)

## Belgium

### **Région de Bruxelles-Capitale/Brussel Hoofdstedelijk Gewest**

Ministère de la Région de Bruxelles-Capitale  
Aménagement du territoire et logement  
Rue du progrès 80, bte 1  
1030 Bruxelles  
[www.bruxelles.irisnet.be/fr/citoyens/home/logement.shtml](http://www.bruxelles.irisnet.be/fr/citoyens/home/logement.shtml)

### **Région Wallonne**

Direction generale de l'aménagement du territoire, du logement et du patrimoine  
1, rue des Brigades d'Irlande  
5100 Jambes (Namur)  
[mrw.wallonie.be/dgatlp/dgatlp](http://mrw.wallonie.be/dgatlp/dgatlp)

### **Vlaamse Gemeenschap**

Administratie Ruimtelijke Ordening en Huisvesting  
Phoenixgebouw  
Koning Albert II laan 19, Bus 12  
1210 Brussel  
[www.arohm.be](http://www.arohm.be)

### **Statistics Belgium**

Rue de Louvain 44/46  
1000 Bruxelles  
[www.statbel.fgov.be](http://www.statbel.fgov.be)

## Bulgaria

### **Ministry of Regional Development and Public Works**

Kiril and Metodiy street, 17 – 19  
Sofia

## Cyprus

### **Ministry of Interior**

Department of Town Planning and Housing  
CY-1454 Nicosia

### **Statistical Service of the Republic of Cyprus**

Michalakis Karaolis Str.  
CY-1444 Nicosia  
[www.mof.gov.cy](http://www.mof.gov.cy)

## Czech Republic

### **Ministry for Regional Development**

Staromestske namesti 6  
CZ-110 15 Praha 1  
[www.mmr.cz](http://www.mmr.cz)

### **Czech Statistical Olliee**

Na padesatem 81  
CZ-1 0082 Praha 10  
[www.czso.cz](http://www.czso.cz)

## Denmark

### **Ministry of Social Affairs**

Holmens Kanal 22  
DK-1060 København K  
[www.social.dk](http://www.social.dk)

### **Statistics Denmark**

Sejføgade (11  
DK-2100 København ø  
[www.dst.dk](http://www.dst.dk)

## Estonia

### **Ministry of Economic Affairs and Communications**

Harju str. 11  
EST-15072 Tallinn

### **Statistical Office of Estonia**

Endla 15  
EST-15174 Tallinn  
[www.stat.ee](http://www.stat.ee)



## Finland

### **Ministry of the Environment**

P.O. Box35  
FIN-00023 Government  
[www.environment.fi](http://www.environment.fi)

### **Statistics Finland**

Tyopajankatu 13  
FIN-00022 Helsinki  
[www.stat.fi](http://www.stat.fi)

## France

### **Ministry of l'Equipement DGUHC**

Arche Sud  
F-92055 Paris  
La Defense Cedex  
[www.logement.gouv.fr](http://www.logement.gouv.fr)

### **The National Institute for Statistics and Economic Studies (INSEE)**

18 Boulevard Adolphe Pinard  
F-75014 Paris (14th arrondissement)  
[www.insee.fr](http://www.insee.fr)

## Germany

### **Federal Ministry of Transport, Building and Urban Affairs**

Unit SW30  
D-11030 Berlin  
[www.bmvbs.bund.de](http://www.bmvbs.bund.de)

### **Federal Statistical Office Germany**

Gustav Stresemann Ring 11  
D-65189 Wiesbaden  
[www.destatis.de](http://www.destatis.de)

## Greece

### **Ministry for the Environment, Physical Planning and Public Works**

Directory General for Urban Planning  
Directory for Housing  
Department for Housing Policy  
36, Trikalon Street  
11526 (GR) Athens  
[www.minenv.gr](http://www.minenv.gr)

### **National Statistical Service of Greece**

46, Piraeus Street  
185 10 (GR) Athens  
[www.statistics.gr](http://www.statistics.gr)

## Hungary

### **Ministry of Local Government**

(Önkormányzati Minisztérium)

József A. u. 2-4

H-1051 Budapest

Postal address: P.O.Box 314, Zip Code: 1903

### **Hungarian Central Statistical Office**

Keleti Károly u. 5-7

H-1024 Budapest

portal.ksh.hu

## Ireland

### **Housing Policy and Finance Section**

Department of the Environment, Heritage and Local Government

Custom House

Dublin 1

Ireland

[www.environ.ie](http://www.environ.ie)

### **Central Statistics Office Ireland**

Ardee Road

Rathmines

Dublin 6

Ireland

[www.cso.ie](http://www.cso.ie)

## Italy

### **Ministero delle Infrastrutture**

Direzione generale per l'edilizia residenziale e le politiche urbane e abitative

Via Nomentana, 2

1-00161 Rome

[www.infrastrutturetrasporti.it](http://www.infrastrutturetrasporti.it)

### **Istat - Istituto Nazionale di Statistica**

Via Cesare Balbo 16

1-00184 Rome

[www.istat.it](http://www.istat.it)

## Latvia

### **Ministry of Regional Development and Local Governments**

Laepleša street 27

Riga, LV 1011

### **Central Statistical Bureau of Latvia**

Laepleša street 1

Riga, LV 1301

[www.csb.lv](http://www.csb.lv)

## Lithuania

### Ministry of the Environment

A Jaksto St. 4/9  
LT-1105 Vilnius  
[www.am.lt](http://www.am.lt)

### Statistics Lithuania

Gedimino av. 29  
LT-01500 Vilnius  
[www.std.lt](http://www.std.lt)

## Luxembourg

### Ministère des Classes Moyennes, du Tourisme et du Logement

Département du Logement  
6, Avenue Emile Reuter  
L-2420 Luxembourg  
[www.logement.lu/](http://www.logement.lu/)

### Statec

13, rue Erasme  
B.P.304  
L-2013 Luxembourg  
[wwwstatee.public.lu/fr/index.html](http://wwwstatee.public.lu/fr/index.html)  
[wwwstatistiques.publie.lu/fr/](http://wwwstatistiques.publie.lu/fr/)

## Malta

### Ministry for the Family and Social Solidarity

Palazzo Ferreria  
310, Republic Street  
CMR02 Valletta, Malta  
[www.welfare.gov.mt](http://www.welfare.gov.mt)

### National Statistics Office

Lascaris Warf  
CMR02 Valletta  
Malta  
[www.nso.gov.mt](http://www.nso.gov.mt)

## Netherlands

### Ministry of the Interior and Kingdom Relations

P.O. Box 20011  
NL-2500 EA The Hague  
<http://english.minbzk.nl/>

### Statistics Netherlands

Prinses Beatrixlaan 428  
NL-2273 XZ Voorburg  
[www.cbs.nl](http://www.cbs.nl)

## Poland

### **Ministry of Construction**

ul. Wspolna 2  
PL-00-926 Warszawa  
[wwwmb.gov.pl](http://wwwmb.gov.pl)

### **Central Statistical Office**

Al. Niepodleglosci 208  
PL -00-925 Warsaw  
[www.stat.gov.pl](http://www.stat.gov.pl)

## Portugal

### **Ministry for Environment and Spatial Planning Secretary of State for Spatial Planning and Cities**

Rua de "O Século", 51  
P-1200-433 Lisboa  
[www.portaldahabitacao.pt](http://www.portaldahabitacao.pt)

### **Statistics Portugal**

Avenida António José de Almeida  
P-1000-043 Lisboa  
[www.ine.pt](http://www.ine.pt)

## Romania

### **Ministry of Regional Development and Tourism**

17, Apolodor St., North Side, Sector 5,  
Bucharest, 050741 – RO  
[www.mdrt.ro](http://www.mdrt.ro)

### **National Institute of Statistics**

16 Libertatii Bvd., Bucharest 5,  
[www.insse.ro](http://www.insse.ro)

## Slovak Republic

### **Ministry of Construction and Regional Development of the Slovak Republic**

Prievozská 2/B  
SK-825 25 Bratislava 26  
[www.build.gov.sk/index.php](http://www.build.gov.sk/index.php) (till 30 June 2010)

### **Ministry of Economy and Construction of the Slovak Republic**

Mierová 19  
SK-827 15 Bratislava 212  
[www.economy.gov.sk](http://www.economy.gov.sk) (from 1 July 2010)

### **Statistical Office of the Slovak Republic**

Mileticova 3  
SK-824 67 Bratislava  
[www.statistics.sk](http://www.statistics.sk)

## Slovenia

### **Ministry of the Environment and Spatial Planning**

Dunajska 48  
SLO-1000 Ljubljana  
[www.gov.si/mop](http://www.gov.si/mop)

### **Statistical Office of the Republic of Slovenia**

Vocarski pot 12  
SLO-1000 Ljubljana  
[www.stat.si](http://www.stat.si)

## Spain

### **Ministerio de Vivienda**

Paseo de la Castellana, 112  
E-28071 Madrid  
[www.vivienda.es](http://www.vivienda.es)

INE, Instituto Nacional de Estadística  
Paseo de la Castellana 183  
E-28071 Madrid  
[www.ine.es](http://www.ine.es)

## Sweden

### **Ministry of Sustainable Development**

Division for Housing, Building and Planning  
Tegelbacken 2  
S-10333 Stockholm  
[www.sweden.gov.se](http://www.sweden.gov.se)

### **The National Board of Housing, Building and Planning**

Box 534  
S-371 23 Karlskrona  
[www.boverket.se](http://www.boverket.se)

### **Statistics Sweden**

Karlavägen 100  
S-1 0451 Stockholm  
[www.scb.se](http://www.scb.se)

## United Kingdom

### **Department for Communities and Local Government**

Housing Statistics Division  
Eland House  
Bressenden Place  
UK-London SW1 E 5DU  
[www.communities.gov.uk](http://www.communities.gov.uk)

### **Office for National Statistics**

1 Drummond Gate  
UK-London SW1V 200  
[www.statistics.gov.uk](http://www.statistics.gov.uk)

